

U.S. GOVERNMENT
LEASE FOR REAL PROPERTY

DATE OF LEASE: AUG 5 1998

LEASE No. GS-11B- 80530 "NEG"

THIS LEASE, made and entered into this date between Jack I. Bender & Sons General Partnership
whose address is: 1120 Connecticut Avenue, Suite 1200
Washington, DC 20036

and whose interest in the property hereinafter described is that of OWNER, hereinafter called the LESSOR, and
the UNITED STATES OF AMERICA, hereinafter called the Government.

WITNESSETH: The parties hereto for the considerations hereinafter mentioned, covenant and agree as follows:

1. The Lessor hereby leases to the Government the following described premises:

A TOTAL OF 72,250 RENTABLE SQUARE FEET OF OFFICE AND RELATED SPACE WHICH
EQUATES TO 64,500 BOMA OFFICE USABLE SQUARE FEET (BOUSF)—CONSISTING OF A
PORTION OF THE FIRST (1ST) FLOOR (7,635 BOUSF), THE ENTIRE (2ND-6TH) FLOORS), SECOND (2ND)
FLOOR (11,373 BOUSF), THIRD (3RD) FLOOR (11,373 BOUSF), FORTH (4TH) FLOOR (11,373 BOUSF),
FIFTH (5TH) FLOOR (11,373 BOUSF) AND THE SIXTH (6TH) FLOOR (11,373 BOUSF) OF THE
BUILDING CURRENTLY KNOWN AS "LOGAN BUILDING" 1111 18TH STREET, NW, WASHINGTON,
DC 20036, AND SEVENTY-EIGHT (78) RESERVED PARKING SPACES FOR OFFICIAL
GOVERNMENT VEHICLES. RESERVED PARKING IS LOCATED ON THE TWO BASEMENT LEVELS
OF THE GARAGE. ALL SPACE IS LOCATED IN ACCORDANCE WITH THE ATTACHED "FLOOR
PLANS" EXHIBIT "A" THROUGH EXHIBITS "L" ATTACHED HERETO AND MADE A PART
HEREOF.

to be used for SUCH PURPOSES AS DETERMINED BY THE GOVERNMENT.

2. TO HAVE AND TO HOLD the said premises with their appurtenances for the TWENTY (20) YEAR term
beginning on (see Lease Rider #1) through (see Lease Rider #1), subject to termination and renewal rights as
may be hereinafter set forth.
3. The Government shall pay the Lessor annual rent of **\$2,641,830.00**, at a rate of **\$220,152.50** per MONTH in
arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: JACK I. BENDER
& SONS GENERAL PARTNERSHIP, 1120 CONNECTICUT AVENUE, NW, SUITE 1200,
WASHINGTON, DC 20036.

The annual rental will increase in years six (6), eleven (11) and sixteen (16) as follows:

In year six (6) the annual rental will increase to **\$2,683,735.00**, plus all accrued operating cost escalations.

In year eleven (11) the annual rental will increase to **\$2,755,985.00**, plus all accrued operating cost escalations

In year sixteen (16) the annual rental will increase to **\$2,896,872.50**, plus all accrued operating cost escalations

4. There are NO termination rights contained in this lease.
5. There are NO lease renewal options contained in this lease.

EXCEPTION TO SF2 APPROVED GSA/IRMS 12D89

Lessor:  Govt: 

6. The Lessor shall furnish to the Government as part of the rental consideration, the following:
- A. ALL SERVICES, MAINTENANCE, ALTERATIONS, REPAIRS, AND UTILITIES IN ACCORDANCE WITH SFO NO. 98-001, AND ALL AMENDMENTS AND RIDERS MADE A PART OF THIS LEASE, INCLUDING, BUT NOT LIMITED TO, SERVICES, MAINTENANCE, AND REPAIRS RELATED TO ANY AND ALL LEASE STANDARD INSTALLATIONS AND IMPROVEMENTS THAT HAVE BEEN OR WILL BE INSTALLED BY THE LESSOR. ALL SPECIAL, ABOVE LEASE STANDARD EQUIPMENT SHALL ALSO BE INSTALLED AND MAINTAINED BY THE LESSOR AT AN ADDITIONAL COST TO THE GOVERNMENT. COSTS FOR ABOVE STANDARD EQUIPMENT WILL BE NEGOTIATED SEPERATELY
 - B. INCLUDED IN THE RENTAL CONSIDERATION, THE LESSOR HAS PROVIDED A TENANT IMPROVEMENT ALLOWANCE (TIA) OF \$50.00/RSF ABOVE THE BASE BUILDING SHELL DEFINITION AND BUILDING PREFORMANCE SPECIFICATIONS, CONTAINED IN ATTACHMENT #2. THE GOVERNMENT AT ITS SOLE DISCRETION SHALL MAKE ALL DECISIONS AS TO THE USAGE OF THE TIA. HOWEVER, IN THE EVENT NOT ALL OF THE TIA IS USED, THE GOVERNMENT WILL TAKE ITS CREDIT IN THE FORM OF FREE RENT AT THE BEGINNING OF THE LEASE TERM. IN THE EVENT THE COST OF TENANT IMPROVEMENTS EXCEEDS THE TENANT ALLOWANCE, THE GOVERNMENT HAS THE RIGHT TO AMORTIZE AN ADDITIONAL \$15.00 PER RSF AT A INTEREST RATE OF 8% PER ANNUM.
 - C. IN ACCORDANCE WITH PARAGRAPH 1.7 OF THE SFO, OCCUPANCY IS REQUIRED BETWEEN FEBRUARY 1, 2000 AND JUNE 1, 2000.
7. The following are attached and made a part hereof:
- I. SOLICITATION FOR OFFERS (SFO) NO. 98-001 AS AMENDED - 51 PAGE(S);
 - II. ATTACHMENT #1, RATE STRUCTURE - 2 PAGE(S)
 - III. ATTACHMENT #2, OUTLINE SPECIFICATIONS, -9 PAGE(S);
 - IV. EXHIBIT A, DESIGN CRITERIA - 3 PAGE(S);
 - V. GSA FORM 1217, LESSOR'S ANNUAL COST STATEMENT - 3 PAGE(S);
 - VI. GSA FORM 3517B, GENERAL CLAUSES - 25 PAGE(S);
 - VII. GSA FORM 3518, REPRESENTATIONS AND CERTIFICATIONS - 5 PAGE(S);
 - VIII. CERTIFICATE OF PROCUREMENT INTEGRITY - 1 PAGE(S);
 - IX. FLOOR PLAN(S) OF LEASED AREA, EXHIBIT "A" THROUGH EXHIBIT "L" - 12 PAGE(S);
 - X. LEASE RIDER #1 - 1 PAGE(S);
 - XI. OWNER INFORMATION SHEET - 1 PAGE(S),
 - XII. UNIT COSTS FOR ADJUSTMENTS - 1 PAGE(S)
 - XIII. CONSTRUCTION SCHEDULE DATED JUNE 24, 1998 - 1 PAGE(S)
 - XIV. JACK I. BENDER & SONS GENERAL PARTNERSHIP'S AUTHORIZATION TO SIGN LEASE - 1 PAGE(S)
8. The following changes were made in this lease prior to its execution: Amendment's one through five are incorporated in the SFO. Amendments six and seven are attached hereto and made a part hereof.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names as of the date first above written.

LESSOR: JACK I. BENDER & SONS, GENERAL PARTNERSHIP

BY (b) (6)

(Signature)

IN PRESENCE OF:

(b) (6)

(Signature)

#1203
1120 CONNECTICUT AVE. NW.
WASHINGTON DC 20036

(Signature)

(Address)

(b) (6)

(Signature)

SERVICES ADMINISTRATION

CONTRACTING OFFICER
GSA, NCR, RSD
(Official Title)

STANDARD FORM 2
FEBRUARY 1965 EDITION

EXCEPTION TO SF2 APPROVED

LESSOR Govt.

SOLICITATION FOR OFFERS

THE GENERAL SERVICES ADMINISTRATION
HAS A REQUIREMENT TO LEASE BETWEEN
69,500 AND 72,250 RENTABLE SQUARE FEET OF OFFICE AND RELATED SPACE
PLUS 78 PARKING SPACES
IN THE DISTRICT OF COLUMBIA

NAME: ROBERT W. REED

TITLE: CONTRACTING OFFICER

The information collection requirements contained in this Solicitation/Contract, that are not required by the regulation, have been approved by the Office of Management and Budget pursuant to the Paperwork Reduction Act and assigned the OMB Control No. 3090-0163.

INITIALS:


LESSOR


GOVT

INITIALS	
Lessor	Govt.

SFO NO. 98-001
3/16/98

AMENDMENT #7

The following sections supercede the respective sections in the initial solicitation and previous amendments forwarded to you earlier. Modifications below have been black-lined for your convenience.

1.7 OCCUPANCY DATE

Occupancy is required between December 1, 1999 and February 1, 2000 and June 1, 2000. In the event the lease award is not completed by July 24, 1998, the June 1, 2000 Occupancy Date shall be extended one day for each day the lease award is delayed past July 24, 1998.

2.4 OTHER FACTORS
PRICE STRUCTURE

All price proposal information must be indicated on Solicitation Attachment #1.

(a) Each Offeror must specify on GSA Form 1384 and Solicitation Attachment #1 the floors and location of the space offered and when it is available for start of tenant build-out along with its rental rate and any concessions.

(b) On Solicitation Attachment #1 the Offeror should indicate the following items:

- (1) A base rental rate per rentable square foot for the Tenant Shell excluding the cost of services and utilities in Item (2) below.
- (2) The annual rental cost per rentable square foot for the cost of services and utilities.
- (3) An annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the tenant alterations allowance up to \$50.00 per RSF over the firm term of the lease.
- (4) The annual cost to amortize the tenant alterations allowance, such allowance being \$50.00 per RSF.
- (5) The lump sum cost on an annual basis for the required 78 reserved parking space for the firm term. ~~The Government reserves the right to pay for the required parking in lump sum or amortized all or a portion of the costs over the twenty-year firm term of the Lease.~~
- (6) The fully serviced lease rate equal to the sum of 1, 2, and 4, and 5 above.

As outlined in Attachment #1, all items above should be quoted on both an RSF and occupiable square foot basis.

9.2 SPECIAL REQUIREMENTS - 2
NO PROSPECTUS AUTHORIZATION

This is not a prospectus-level procurement. To be considered by the Government, the average rent of any lease offer must be below the prospectus threshold for FY 2000 (\$1,930,000 per year). To determine if an offer meets this threshold, take the aggregate cost of the contract (including parking), subtract operating expenses, subtract any above-standard alterations allowance, and divide by the 20-year firm term of the lease. The time value of money is not included when making this determination.

The prospectus threshold includes the following components:

- (1) "Base Rent" component - defined as the consideration for the use of leased premises, exclusive of the value of any services or operating expenses such as heat, light, and janitorial services, which may be furnished under the lease. The base rate includes costs such as taxes, insurance, and structural or system repair requirements.
- (2) An amortized initial alteration component - defined as the level of finish for first class space, which is customary and usual for the community area and type of space where the lease will be written.

For this procurement, the costs for amortized initial alterations (standard alterations) has been determined to be \$15.00 per rentable square foot of space offered to meet the Government's minimum requirement. The alterations allowance for above-standard alterations shall be any alterations allowance in excess of the \$15.00 per rentable square foot. Above standard (SPECIAL) costs are not included in the prospectus calculations; however, these costs will also be part of the economic evaluations of the offers.

INITIALS

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JUN 22 1998

Amendment Number six (6) to Solicitation for Offers (SFO) 98-001

Paragraph 1.7 OCCUPANCY DATE

Is deleted in its entirety and replaced with the following:

Paragraph 1.7 OCCUPANCY DATE

Occupancy is required between February 1, 2000 and June 1, 2000.

Paragraph 2.4 OTHER FACTORS PRICE STRUCTURE

(b) On Solicitation Attachment #1 the Offeror should indicate the following items:

Delete:

"(5) The lump sum cost on an annual basis for the required 78 reserved parking space for the firm term.

(6) The fully serviced lease rate equal to the sum of 1, 2, and 4 above."

Insert:

"(5) The lump sum cost on an annual basis for the required 78 reserved parking spaces for the firm term. The Government reserves the right to pay for the required parking in lump sum or amortize all or a portion of the costs over the twenty-year firm term of the Lease.

(6) The fully serviced lease rate is equal to the sum of 1, 2, 4 and 5."

Paragraph 9.1 SPECIAL REQUIREMENTS - 1 PARKING

Delete:

"Parking shall be paid for separately and the cost of parking shall be included in the economic evaluation of offers."

Insert:

"The Government reserves the right to pay for parking separately. However, the cost of parking shall be included in the economic evaluation of offers."

INITIALS	
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JUN 22 1999

**Paragraph 9.2 SPECIAL REQUIREMENTS - 2
NO PROSPECTUS AUTHORIZATION**

Is deleted in its entirety and replaced with the following:

**Paragraph 9.2 SPECIAL REQUIREMENTS - 2
NO PROSPECTUS AUTHORIZATION**

"This is not a prospectus-level procurement. To be considered by the Government, the average rent of any lease offer must be below the prospectus threshold for FY 2000 (\$1,930,000 per year). To determine if an offer meets this threshold, take the aggregate cost of the contract subtract operating expenses, subtract any above-standard alterations allowance, and divide by the 20-year firm term of the lease. The time value of money is not included when making this determination.

The prospectus threshold includes the following components:

1. "Base Rent" component—defined as the consideration for the use of leased premises, exclusive of the value of any services or operating expenses such as heat, light, and janitorial services, which may be furnished under the lease. The base rate includes costs such as taxes, insurance, and structural or system repair requirements.
2. An amortized initial alteration component—defined as the level of finish for first class space, which is customary and usual for the community area and type of space where the lease will be written.

For this procurement, the costs for amortized initial alterations (standard alterations) has been determined to be \$15.00 per rentable square foot of space offered to meet the Government's minimum requirement. The alterations allowance for above-standard alterations shall be any alterations allowance in excess of the \$15.00 per rentable square foot. Above standard (SPECIAL) costs are not included in the prospectus calculations; however, these costs will also be part of the economic evaluations of the offers."

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ATTACHMENT #1	RATE STRUCTURE WORKSHEET
ATTACHMENT #2	BASE BUILDING SHELL DEFINITION AND BUILDING PERFORMANCE SPECIFICATIONS
EXHIBIT A	DESIGN CRITERIA

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SFO NO. 98-001
3/16/98

1.0 SUMMARY

1.1 AMOUNT AND TYPE OF SPACE (JUN 1994)

- (a) The General Services Administration (GSA) is interested in leasing approximately 69,500 to 72,250 square feet of rentable space. The rentable space must yield a minimum of 63,408 occupiable square feet to a maximum of 64,500 occupiable square feet, available for use by Tenant for personnel, furnishings, and equipment. The minimum typical floorplate size for the building must be 10,000 occupiable square feet. In addition, space for 78 vehicles as outlined in Section 9.1 of this solicitation for offers is required for the Government's sole and exclusive use. All office space and parking must be in one stand alone vertical block. No space is allowed to be leased or occupied by any third party above or below the proposed property, including no shared parking garage under the property. The foregoing prohibition shall not apply to retail space required by zoning and reasonably acceptable to the Contracting Officer.
- (b) Offers must be for space located in a quality building of sound and substantial construction as described in this solicitation for offers, have a potential for efficient layout. For purposes of this solicitation, the definition of occupiable square feet is in the paragraph entitled "BOMA usable square feet, Section 3.10" in the Miscellaneous section of this solicitation.
- (c) To demonstrate potential for efficient layout, offerors will be required to provide at the Offeror's sole cost and expense, test fit layouts using the Agency's program of requirements outlined in the attached Exhibit B. The cost of preparation of any offer, including the required test-fit, shall be the sole cost and expense of the Offeror and shall not be reimbursed by the Government in any case.

The Government will advise the offeror if the test fit layout demonstrates that the Government's requirement cannot be accommodated within the space offered. The offeror will have the option of increasing the occupiable space offered provided that it does not exceed the maximum occupiable square footage in the solicitation. If the offeror is already providing the maximum occupiable square footage and cannot house the Government's space requirements, then the Government will advise the offeror that his offer is unacceptable.

- (d) Unless otherwise noted, all references in this solicitation to square feet shall mean occupiable square feet.

1.2 AREA OF CONSIDERATION

EAST: 3rd Street, NW from Pennsylvania Avenue on the South to Massachusetts Avenue on the North.

NORTH: Massachusetts Avenue to Sheridan Circle.

WEST: Sheridan Circle South on 23rd Street, NW to Constitution Avenue, NW

SOUTH: Constitution Avenue, NW East to Pennsylvania Avenue, NW to Third Street, NW.

1.3 LOCATION: CITY CENTER (JUN 1994)

CITY CENTER NEIGHBORHOOD:

Space must be located in a prime commercial office district with attractive, prestigious, professional surroundings with a prevalence of modern design and/or tasteful rehabilitation in modern use. Streets and public sidewalks should be well maintained.

(a) PARKING:

In addition to the parking required in the building as outlined herein, regularly scheduled public transportation and/or employee parking must be located within three blocks sufficient to cover commuting needs of employees.

(b) LOCATION AMENITIES:

A variety of inexpensive and moderately priced fast food and/or eat-in restaurants and other employee services such as retail shops, cleaners, banks, etc., must be located within reasonable walking distance from the building.

1.4 UNIQUE REQUIREMENTS

Please reference the entire solicitation for offers and all attachments and exhibits.

1.5 LEASE TERM

The lease term will be for a twenty (20) year firm term.

1.6 OFFER DUE DATE

Offers are due by 4:00 p.m. on Monday, January 20, 1998, and must remain open until award.

1.7 OCCUPANCY DATE

Occupancy is required between December 1, 1999 and February 1, 2000.

INITIALS:

LESSOR

GOVT

INITIALS

Lessor	Govt.

SFO NO. 98-001
3/16/98

1.8 HOW TO OFFER (JUN 1994)

- (a) Offers are to be submitted to the Contracting Officer at:
General Services Administration
Realty Services Division
Room 1065 (WPEMD)
7th & D Streets, SW, Washington, DC 20407
- (b) No later than 4:45 p.m. on the offer due date four (4) copies of the following documents, properly executed, must be submitted. All offers must be on 8 1/2 by 11 paper (except plans which may be presented in the format outlined below), in a three ring binder or equivalent, and organized as follows:
- (1) GSA Form 1364, Proposal to Lease Space (enclosed) or similar form.
 - (2) GSA Form 1217, Lessor's Annual Cost Statement (enclosed).
 - (3) GSA Form 3518, Representations and Certifications (enclosed).
 - (4) GSA Form 3517, General Clauses (enclosed).
 - (5) One-eighth inch (preferred) or larger scale first generation blue line plans of the space offered. Photostatic copies are not acceptable. All architectural features of the space must be accurately shown. If conversion or renovation of the building is planned, alterations to meet this solicitation must be indicated. If requested, more informative plans must be provided within 5 days.
 - (6) A list of unit costs for adjustments (see paragraph entitled "Alterations Costing \$100,000 or Less").
 - (7) An hourly overtime rate for overtime use of heating and cooling (see paragraph entitled "Overtime Usage").
 - (8) A narrative of how the Offeror's Property will meet the Parking and Locational Amenities requirements in Section 1.3.
 - (9) Evidence of Capability to Perform as outlined in Section 3.16.
 - (10) A copy of the test-fits as required under Section 1.1 including CAD files as required pursuant to Section 1.11.
 - (11) A proposed base building and tenant improvements construction schedule, with any assumptions necessary prior to discussions and negotiations with the Government.
 - (12) A fully completed Offer Structure Worksheet (Attachment No. 1, included).
 - (13) A narrative description of the building Security Plan as requested in Section 7.7.
 - (14) Detailed plans showing the property can meet the height requirements in the Parking Area as outlined in Section 9.1.
 - (15) Color renderings or color photographs of all elevations of proposed building.
- (c) The Offeror should also include as part of the offer, information which addresses any award factors which are listed in the solicitation paragraph entitled "Other Factors."
- (d) See GSA Form 3516, Solicitation Provisions, for additional instructions. If additional information is needed, the Contracting Officer should be contacted.
- (e) There will be no public opening of offers and all offers will be confidential until the lease has been awarded; however, the Government may release proposals outside the Government to a Government support contractor to assist in the evaluation of offers. Such Government contractors shall be required to protect the data from unauthorized disclosure. Offerors who desire to maximize protection of information in their offers may apply the restriction notice to their offers as prescribed in the provision entitled "52.215-12, Restriction on Disclosure and Use of Data" (see GSA Form 3516).

Offerors are hereby notified that offers which do not include all of the above required information, documents/data/information requested elsewhere herein, or information which is incomplete or inaccurate may subject the offer to removal from consideration for award.

INITIALS

LESSOR

GOVT

INITIALS

Lessor	Govt.

SFO NO. 98-001
3/16/98

1.9 PLANS WITH OFFER (JUN 1994)

All plans submitted for consideration must have been generated by a Computer-Aided Design (CAD) program which is compatible with AutoCAD Release 12. The preferred file extension is .DWG, but .DWG or .IGES file extensions are acceptable. All clean and purged files are to be submitted on 3-1/4 inch or 5-1/4 inch high density diskettes. All disks must be accompanied with a written matrix indicating the layering standard used to ensure all information is recoverable. Plans shall include a proposed corridor pattern for typical floors of the test-fits as required herein. All architectural features of the space must be accurately shown. * See Page 7 A.11

1.10 NEGOTIATIONS

- (a) The Government reserves the right to award a lease pursuant to this solicitation based on initial offers. If no such award is made, negotiations will be conducted on behalf of the Government by the GSA Contracting Officer or other authorized representative. The GSA Contracting Officer is named on the cover of this solicitation. GSA will negotiate rental price for the initial term, any renewal periods, and any other aspect of the offer as deemed necessary.
- (b) The Offeror shall not enter into negotiations concerning the space leased or to be leased with representatives of Federal agencies other than the Contracting Officer or designee.
- (c) The Contracting Officer will conduct oral or written negotiations with all Offerors that are within the competitive range. The competitive range will be established by the Contracting Officer on the basis of cost or price and other factors (if any) that are stated in this solicitation. For purposes of this SFO, the competitive range is established as those four (4) offers determined by the Contracting Officer to be most advantageous to the Government price and other award factors considered.
- (d) Offerors will be provided a reasonable opportunity to submit any cost or price, technical, or other revisions to their offers that may result from the negotiations. Negotiations will be closed with submission of "Best and Final" offers.

1.11 PRICE EVALUATION (PRESENT VALUE) (JUN 1994)

- (a) If annual CPI adjustments in operating expenses are included, Offerors are required to submit their offers with the total "gross" annual price per rentable square foot and a breakout of the "base" price per rentable square foot for services and utilities (operating expenses) to be provided by the Lessor. The "gross" price shall include the "base" price.
- (b) Offerors are required to submit plans and any other information to demonstrate that the rentable space yields occupiable space within the required occupiable range. The Government will verify the amount of occupiable square footage and convert the rentable prices offered to occupiable prices, which will subsequently be used in the price evaluation.
- (c) If the offer includes annual adjustments in operating expenses, the base price per occupiable square foot from which adjustments are made will be the base price for the term of the lease, including any option periods.
- (d) Evaluation of offers will be on the basis of the annual price per occupiable square foot, including any option periods. The Government will perform present value price evaluation by reducing the prices per occupiable square foot to a composite annual occupiable square foot price, as follows:
- (1) Parking and wareyard areas will be excluded from the total square footage, but not from the price. For different types of space, the gross annual per square foot price will be determined by dividing the total annual rental by the total square footage minus these areas.
 - (2) If annual adjustments in operating expenses will not be made, the gross annual per square foot price will be discounted annually at 8 percent to yield a gross present value cost (PVC) per square foot.
 - (3) If annual adjustments in operating expenses will be made, the annual per square foot price, minus the base cost of operating expenses, will be discounted annually at 8 percent to yield a net PVC per square foot. The operating expenses will be both escalated at 4 percent compounded annually and discounted annually at 8 percent, then added to the net PVC to yield the gross PVC.
 - (4) To the gross PVC will be added:
 - The cost of Government provided services not included in the rental escalated at 4 percent compounded annually and discounted annually at 8 percent.
 - The annualized (over the full term) per occupiable square foot cost of any items which are to be reimbursed in a lump sum payment. (The cost of these items is present value; therefore, it will not be discounted.)
 - (5) The sum of either (2) and (4) or (3) and (4), above, will be the per occupiable square foot present value of the offer for price evaluation purposes.

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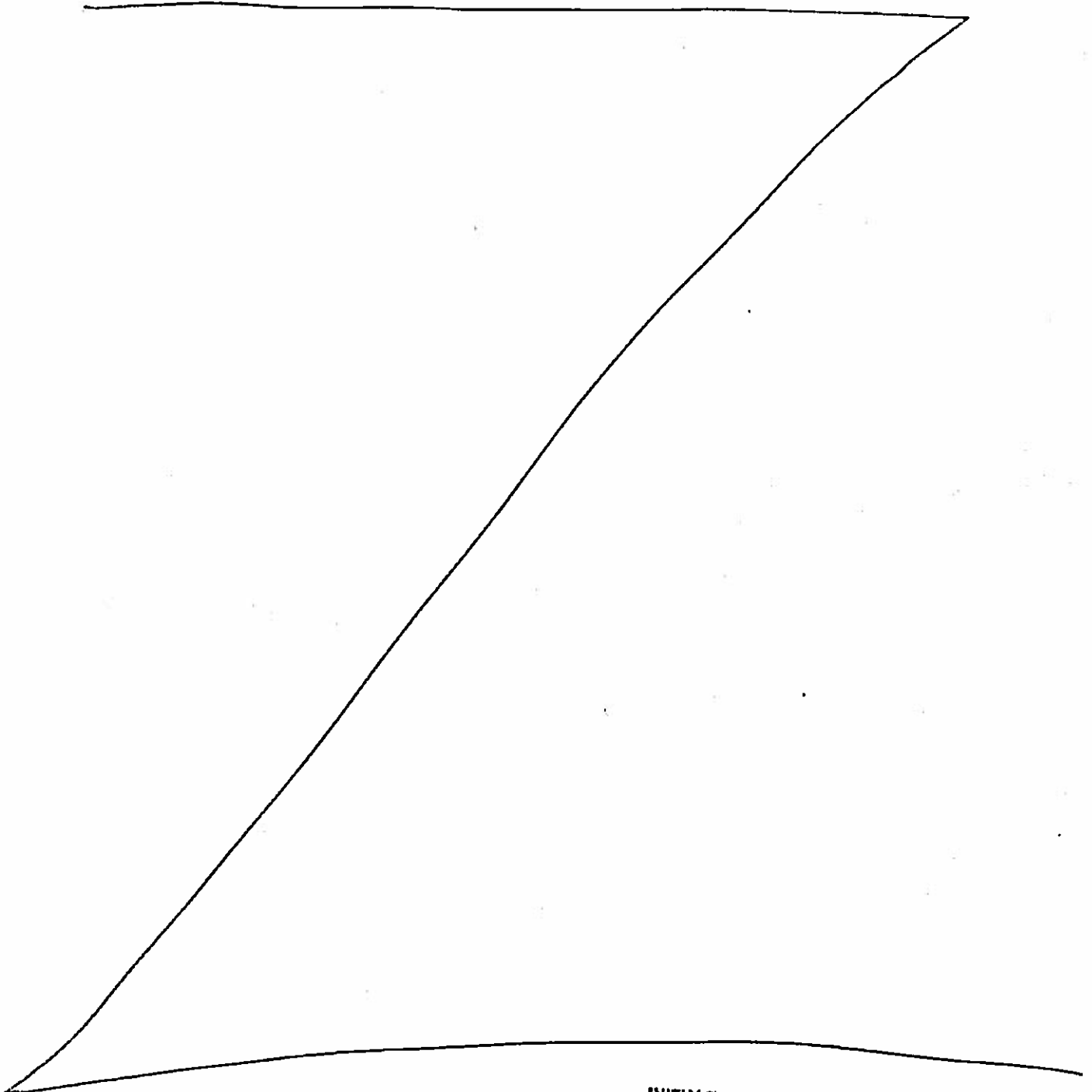
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SFO 98-001

1. There are no corridors as the Government is the sole tenant of the Building.



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1.12 HISTORIC PREFERENCE, GSAR 552.270-4 (JUN 1994)

Preference will be given to Offerors of space in buildings in, or formally listed as eligible for inclusion in the National Register of Historic Places, and to historically significant buildings in historic districts listed in the National Register. Such preference will be extended to historic buildings and will result in award if:

- (a) The offer for space meets the terms and conditions of this solicitation as well as any other offer received. (It is within the discretion of the Contracting Officer to accept alternatives to certain architectural characteristics and safety features defined elsewhere in this solicitation to maintain the historical integrity of the building, such as high ceiling, wooden floors, etc.) and
- (b) The rental is no more than 10 percent higher, on a total annual square foot (occupiable) cost to the Government, than the lowest otherwise acceptable offer.

1.13 AWARD

After conclusion of negotiations, the Contracting Officer will require the Offeror selected for award to execute the proposed lease prepared by GSA which reflects the proposed agreement of the parties.

The proposed lease shall consist of:

- (a) Standard Form 2, U.S. Government Lease for Real Property,
- (b) GSA Form 3517, General Clauses,
- (c) GSA Form 3518, Representations and Certifications,
- (d) The pertinent provisions of the offer, and
- (e) The pertinent provisions of the SFO.

The acceptance of the offer and award of the lease by the Government occurs upon notification of unconditional acceptance of the offer or execution of the lease by the GSA Contracting Officer and mailing or otherwise furnishing written notification of the executed lease to the successful Offeror.

1.14 OCCUPATIONAL PROTECTION, HEALTH AND ENVIRONMENTAL SAFETY (SEP 1991)

It is GSA's policy to lease space which does not expose the occupant to undue safety and environmental risks.

1.15 HANDICAP ACCESSIBILITY FOR NEW CONSTRUCTION

To be considered for award, buildings to be constructed must fully meet the new construction requirements of the Uniform Federal Accessibility Standards (UFAS) (Federal Register vol. 49, No. 153, August 7, 1984). Copies of UFAS are available from the Contracting Officer upon request.

1.16 SEISMIC SAFETY FOR NEW CONSTRUCTION (DEC 1993)

- (a) If an Offeror proposes to satisfy the requirements of this solicitation through the construction of a new building or the construction of an addition to an existing building, then such new building or addition shall fully meet seismic safety standards, as described below.
- (b) For those buildings or additions to buildings described in "a" above, the Offeror shall provide a written certification from a licensed structural engineer that the building(s) conforms to the seismic standards for new construction of the current (as of the date of this solicitation) edition of either the ICBO Uniform Building Code or the BOCA National Building Code.
- (c) All design and engineering documents, including structural engineering calculations, must be made available for review by the Government during design development to ensure compliance with seismic safety standards.

1.17 LABOR STANDARDS

If an offeror proposes to satisfy the requirements of this Solicitation for Offers through the construction of a new building or the complete rehabilitation or reconstruction of an existing building, and the Government will be the sole or predominant tenant such that any other use of the building will be functionally or quantitatively incidental to the Government's use and occupancy, the following Federal Acquisition Regulation clauses shall apply to work performed in preparation for occupancy and use of the building by the United States:

52.222-4 Contract Work Hours and Safety Standards Act - Overtime Compensation

52.222-6 Davis-Bacon Act

52.222-7 Withholding of Funds

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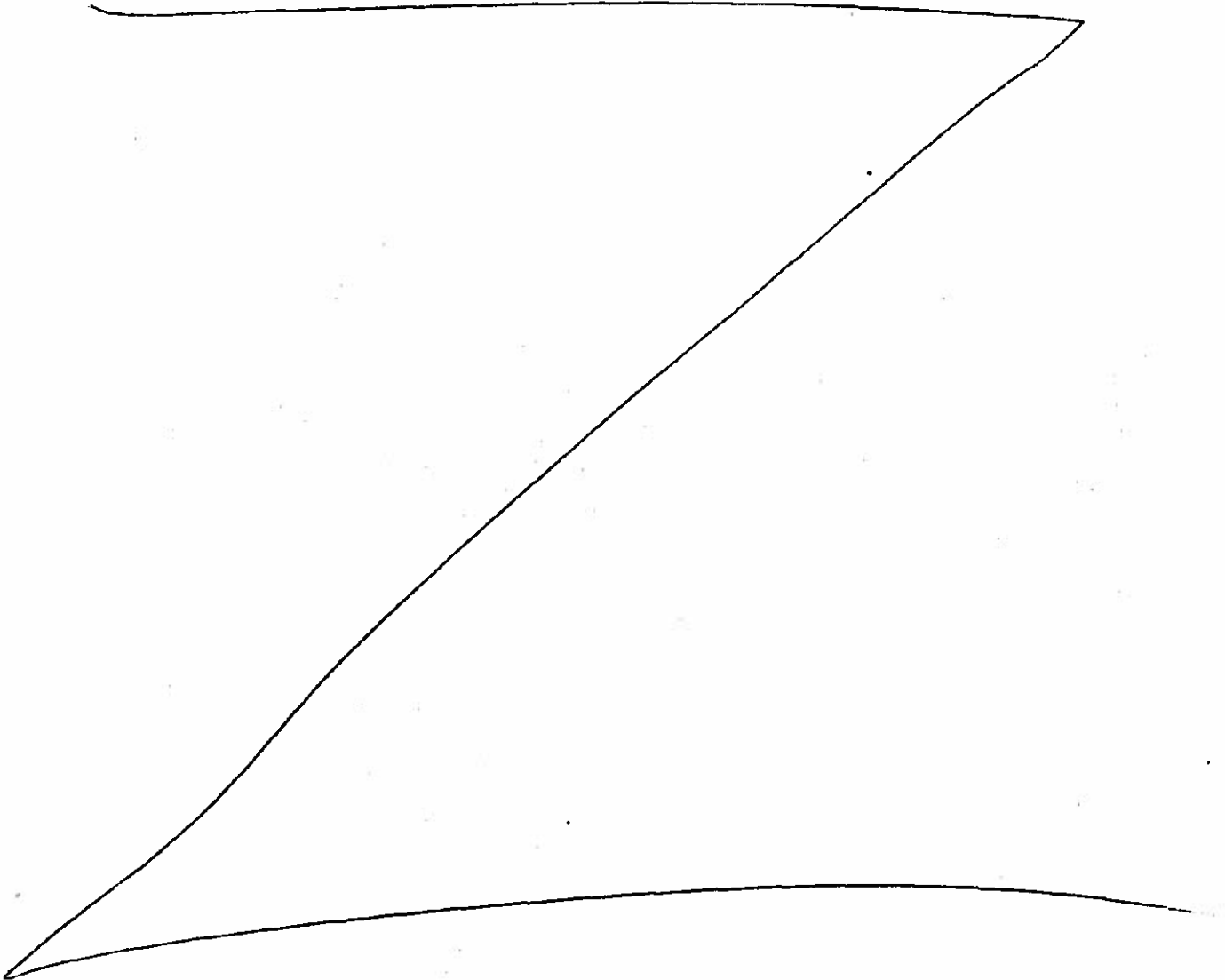
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- 52.222-8 Payrolls and Basic Records
- 52.222-9 Apprentices and Trainees
- 52.222-10 Compliance with Copeland Act Requirements
- 52.222-11 Subcontracts (Labor Standards)
- 52.222-12 Contract Termination-Debarment
- 52.222-13 Compliance with Davis-Bacon and Related Act Regulations
- 52.222-14 Disputes Concerning Labor Standards
- 52.222-15 Certification of Eligibility



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2.0 AWARD FACTORS

2.1 HANDICAPPED (DEC 1992)

All offers received in response to the request for "Best and Final" offers will be initially evaluated to determine whether the offers fully meet the handicapped accessibility requirements for new construction of the Uniform Federal Accessibility Standards (UFAS)(49 FR 31528, August 7, 1984). All technical requirements for handicapped accessibility in this solicitation are the same as those in Section 4.1.2 Accessible Buildings, New Construction, of UFAS. When clarification is required, UFAS shall be consulted. If any offers are received which fully meet handicapped requirements of new construction, then other offers which do not fully meet these requirements will not be considered.

FULL COMPLIANCE:

"Fully meets" as used herein with respect to the handicapped requirements means the offer fully complies with the requirements stated in the following subparagraphs of "Handicapped Accessibility":

Parking and Loading Zones, Route, Entrance and Egress, Ramps, Stairs, Handrails, Doors, Elevators, Telephones, Controls, Signage, Alarms, Drinking Fountains, Storage Facilities, Seating and Work Stations, Assembly Areas, and Toilet Rooms.

SUBSTANTIAL COMPLIANCE:

In accordance with UFAS, if no offer is received which fully meets handicapped accessibility requirements of new construction, but an offer(s) is received which substantially meets these requirements, then other offers which do not substantially meet these requirements will not be considered. "Substantially meets" as used herein with respect to the handicapped requirements means the offer fully complies with the requirements stated in the following subparagraphs of "Handicapped Accessibility":

Parking and Loading Zones, Route, Ramps, Entrance and Egress, Stairs, Doors, Drinking Fountains, Toilet Rooms and at least one elevator where necessary for route.

LESS THAN SUBSTANTIAL COMPLIANCE:

In accordance with UFAS, if no offer is received which either fully or substantially meets handicapped accessibility requirements of new construction, consideration will be given only to offers which meet the following minimum requirements:

- (a) At least one accessible route shall be provided from an accessible entrance to the leased space and all required accessible areas. At least one elevator shall be provided where necessary for accessible route. Other handicapped paragraphs shall apply as necessary, including but not limited to Controls and Signage.
- (b) If parking is provided, then accessible spaces shall be provided in conformance with the table in the handicapped "Parking and Loading Zones" specifications.
- (c) Accessible toilet rooms shall be provided as follows:
 - (1) Where more than one toilet room for each sex is provided on a floor on which the Government leases space, at least one toilet room for each sex on that floor shall be accessible.
 - (2) Where only one toilet room for each sex is provided on a floor on which the Government leases space, either one unisex toilet room or one toilet room for each sex on that floor shall be accessible.
 - (3) Where only one toilet room is provided in a building where the Government leases space, one unisex toilet room shall be accessible.
 - (4) In a qualified historic building where the Advisory Council on Historic Preservation determines that providing the above minimum accessible toilet facilities would threaten or destroy the historic integrity of the space, at least one unisex toilet room in the building shall be accessible.

If no offer is received which meets the minimum requirements described above, offers will not be considered unless a waiver of handicapped requirements is requested by the Contracting Officer and granted by the GSA Administrator.

2.2 HANDICAPPED AND SEISMIC SAFETY (DEC 1992)

All offers received in response to the request for "Best and Final" offers will be initially evaluated to determine whether the offers fully meet the seismic safety requirements of the Uniform Building Code (UBC) and the handicapped accessibility requirements for new construction of the Uniform Federal Accessibility Standards (UFAS)(49 FR 31528, August 7, 1984). All technical requirements for handicapped accessibility in this solicitation are the same as those in section 4.1.2 Accessible Buildings, New Construction, of UFAS. When clarification is required, UFAS shall be consulted. If any offers are received which fully meet both the UBC for seismic safety and the handicapped requirements for new construction, then other offers which do not fully meet these requirements will not be considered.

FULL COMPLIANCE:

"Fully meets" as used herein with respect to the handicapped requirements means the offer fully complies with the requirements stated in the following subparagraphs of "Handicapped Accessibility":

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Parking and Loading Zones, Route, Entrance and Egress, Ramps, Stairs, Handrails, Doors, Elevators, Telephones, Controls, Signage, Alarms, Drinking Fountains, Storage Facilities, Seating and Work Stations, Assembly Areas, and Toilet Rooms.

"Fully meets" with regard to seismic safety means the offer contains a certification by a registered structural engineer that the building conforms to seismic requirements for new construction of the current (as of the date of this solicitation) edition of the UBC or the 1970 edition if the lateral load resisting system is of steel construction or the 1976 edition if the lateral load resisting system is of concrete or masonry construction.

SUBSTANTIAL COMPLIANCE

In accordance with UFAS, if no offer is received which fully meets handicapped accessibility requirements for new construction, but an offer(s) is received which substantially meets these requirements, then other offers which do not substantially meet these requirements will not be considered. "Substantially meets" as used herein with respect to the handicapped requirements means the offer fully complies with the requirements stated in the following subparagraphs of "Handicapped Accessibility".

Parking and Loading Zones, Route, Ramps, Entrance and Egress, Stairs, Doors, Drinking Fountains, Toilet Rooms and at least one elevator where necessary for route.

"Substantially meets" with regard to seismic safety means the Offeror has provided an analysis by a registered structural engineer that specifically describes all exceptions to full UBC compliance and a statement that the building has adequate strength to resist the maximum credible earthquake without collapse. Structural calculations may be required.

LESS THAN SUBSTANTIAL COMPLIANCE

In accordance with UFAS, if no offer is received which either fully or substantially meets the handicapped accessibility requirements of new construction, consideration will be given only to offers which meet the following minimum requirements:

- (a) At least one accessible route shall be provided from an accessible entrance to the leased space and all required accessible areas. At least one elevator shall be provided where necessary for accessible route. Other handicapped paragraphs shall apply as necessary, including but not limited to Controls and Signage.
- (b) If parking is provided, then accessible spaces shall be provided in conformance with the table in the handicapped "Parking and Loading Zones" specifications.
- (c) Accessible toilet rooms shall be provided as follows:
 - (1) Where more than one toilet room for each sex is provided on a floor on which the Government leases space, at least one toilet room for each sex on that floor shall be accessible.
 - (2) Where only one toilet room for each sex is provided on a floor on which the Government leases space, either one unisex toilet room or one toilet room for each sex on that floor shall be accessible.
 - (3) Where only one toilet room is provided in a building where the Government leases space, one unisex toilet room shall be accessible.
 - (4) In a qualified historic building where the Advisory Council on Historic Preservation determines that providing the above minimum accessible toilet facilities would threaten or destroy the historic integrity of the space, at least one unisex toilet room in the building shall be accessible.

If no offer is received which meets the minimum requirements described above, offers will not be considered unless a waiver of handicapped requirements is requested by the Contracting Officer and granted by the GSA Administrator.

If no offer meets the modified seismic safety requirements described above, the Contracting Officer will make an award consistent with the other requirements of the solicitation.

2.3 OTHER FACTORS

After review of "Best and Final" offers is completed, the lease will be awarded to the Offeror whose offer will be most advantageous to the Government, price and other award factors which follow considered.

Price is more important than the combination of factors below.

The following award factor(s) are listed in descending order of importance,

- (1) Ability to Provide a Quality Workplace/Building/Location
- (2) Space Layout and Efficiency
- (3) Proximity to Public Transportation
- (4) Past Performance of the Lessor and Lessor's Team on Similar Projects.

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**2.4 OTHER FACTORS
PRICE STRUCTURE**

All price proposal information must be indicated on Solicitation Attachment #1.

- (a) Each Offeror must specify on GSA Form 1384 and Solicitation Attachment #1 the floors and location of the space offered and when it is available for start of tenant build-out along with its rental rate and any concessions.
- (b) On Solicitation Attachment #1 the Offeror should indicate the following items:
- (1) A base rental rate per rentable square foot for the Tenant Shell excluding the cost of services and utilities in item (2) below.
 - (2) The annual rental cost per rentable square foot for the cost of services and utilities.
 - (3) An annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the tenant alterations allowance up to \$50.00 per RSF over the firm term of the lease.
 - (4) The annual cost to amortize the tenant alterations allowance, such allowance being \$50.00 per RSF.
 - (5) The lump sum cost on an annual basis for the required 78 reserved parking space for the firm term.
 - (6) The fully serviced lease rate equal to the sum of 1, 2, and 4 above.

As outlined in Attachment #1, all items above should be quoted on both an RSF and occupiable square foot basis.

**2.5 OTHER FACTORS
BASE BUILDING SHELL (BASE BUILDING AND TENANT SHELL REQUIREMENTS)**

- (a) Unless specifically noted herein, the Lessor shall provide all items in this SFO and the base building shell outlined in Attachment #2, as part of the base rent, at no additional cost to the Government or charge against the tenant alterations allowance.
- (b) In addition to the above items, the Lessor shall provide as part of the base rent the following.
- All architectural and MEP design costs shall be borne by the Lessor including but not limited to preparation of design intent and construction/permit drawings for the base building and tenant improvements.* The Government reserves the right to approve the Architectural and Engineering contractors. * except for Non-Building Standard mechanical, electrical and plumbing drawings.
- (c) The Government reserves the right, at the Contracting Officer's discretion, to accept existing conditions and/or equivalent alternative to the performance requirements of this Solicitation in meeting the requirements of the base building and tenant shell requirement.

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3.0 MISCELLANEOUS

3.1 INITIAL TENANT ALTERATIONS

Tenant alterations must meet the requirements of the Solicitation, Solicitation Exhibit A, Solicitation Attachment #2, GSA Form 3517 entitled "General Clauses".

The Government, at its sole discretion, shall make all decisions as to the usage of the tenant allowance. The Government reserves the right to make cash payments for any or all work performed by the Lessor. For any and all work performed on behalf of the Government by third party contracts, the Government reserves the right to direct the Lessor to make cash payments to third party contractors from the tenant allowance. In the event of a third party contract or contracts paid through the tenant allowance, Lessor's administrative fee, if any, shall be limited to \$100.00 per invoice processed. Third party contracts, include but are not limited to real estate consultants, systems furniture (purchase, design and installation), telecommunications equipment (purchase, design and installation), furniture movers, and security equipment installation. The Government reserves the right, in the event the cost of tenant improvements, exceeds the tenant allowance, to amortize the difference at the ~~same~~ interest rate ~~applicable to the initial \$100,000 tenant allowance~~. Any such additional tenant allowance shall not exceed \$15.00 per RSF. of eight percent (8%) per annum



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Payment will not be made by the Government in instances where the Government accepts fixtures and/or other tenant improvements already in place. However, the Lessor will be reimbursed for costs to repair or improve fixtures and/or any other improvements already in place.

3.2 UNIT COSTS FOR ADJUSTMENTS

Offerors are required to state in the offer or in an attachment the following unit costs which shall be applicable to change orders and alterations in the first lease year:

- The cost per linear foot of office subdividing ceiling-high partitioning.
- The cost per floor mounted duplex electrical outlets.
- The cost per wall mounted duplex electrical outlet.
- The cost per floor mounted fourplex (double duplex) electrical outlet.
- The cost per wall mounted fourplex (double duplex) electrical outlet.
- The cost per dedicated clean electrical computer receptacle.
- The cost per floor mounted telephone outlet.
- The cost per wall mounted telephone outlet.
- The cost per interior door.
- The cost per Cluster Group as defined in Section 6.14
- The cost per linear foot of 13 gauge expanded metal mesh.
- The cost per linear foot of fiberglass soundproofing material with a minimum STC Rating 45.

3.3 ALTERATIONS \$100,000 OR LESS (JAN 1997)

- The unit prices which the Offeror is required to list will be used, upon acceptance by GSA, during the first year of the lease to price alterations costing \$100,000 or less. These prices may be indexed or renegotiated to apply to subsequent years of the lease upon mutual agreement of the Lessor and Government.
- Where unit prices for alterations are not available, the Lessor may be requested to provide a price proposal for the alterations. Orders will be placed by issuance of a GSA Form 276, Supplemental Lease Agreement, a GSA Form 300, Order for Supplies or Services, or a tenant agency approved form. The clauses entitled "GSAR 552.232-71 Prompt Payment" and "GSAR 552.232-72 Invoice Requirements (Variation)" apply to orders for alterations. All orders are subject to the terms and conditions of this lease.
- Orders may be placed by the Contracting Officer, the GSA buildings manager or tenant agency officials when specifically authorized to do so by the Contracting Officer. The Contracting Officer will provide the Lessor with a list of agency officials authorized to place orders and will specify any limitations on the authority delegated to tenant agency officials. The tenant agency officials are not authorized to deal with the Lessor on any other matters.
- Payments for alterations ordered by tenant agencies will be made directly by the agency placing the order.

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3.4 ALTERNATE PROPOSALS

This solicitation may specify certain items for which alternate proposals are required. For evaluation and negotiation, the offer shall state:

- Itemized costs for lump sum payment not to be included in the rental rate, and
- A rental rate which includes the costs of these items.

The Offeror must provide costs for both methods of evaluation on the lease proposal form in order to be considered for award. GSA may elect the option it deems most favorable.

3.5 TAX ADJUSTMENT (AUG 1992)

- (a) The Government shall make annual lump sum payments to cover its share of increases in real estate taxes over taxes paid for the first full twelve (12) month period after the lease commences during which the building is fully assessed (base year). The amount of payment shall be based upon the submission of proper invoice, including paid tax receipts/statements/bills, from the Lessor to the Contracting Officer. The due date for making payment shall be the 30th day after receipt of the invoice by the Contracting Officer or the 30th day after the anniversary date of the lease, whichever is later. If the invoice submitted does not meet the requirements of a proper invoice, it will be returned to the Lessor within 7 days of receipt. The Government will be responsible for payment only if the receipts are submitted within 60 calendar days of the date the tax payment is due. If no full tax assessment is made during the first full twelve (12) month period in which the Government lease commences, the base year will be the first full twelve (12) month period, after lease commencement, of a full assessment.
- (b) The Government's share of the tax increase will be based on the ratio of the rentable square feet occupied by the Government to the total rentable square feet in the building. If the Government's lease terminates before the end of a calendar year, payment will be based on the percentage of the year in which the Government occupied space. The payment will not include penalties for non-payment or delay in payment. If there is any variance between the assessed value of the Government's space and other space in the building, the Government may adjust the basis for determining its share of the tax increase.
- (c) The Government may contest the tax assessment by initiating legal proceedings on behalf of the Government and the Lessor or the Government alone. If the Government is precluded from taking legal action, the Lessor shall contest the assessment upon reasonable notice by the Government. The Government shall reimburse the Lessor for all costs and shall execute all documents required for the legal proceedings. The Lessor shall agree with the accuracy of the documents. The Government shall receive its share of any tax refund. If the Government elects to contest the tax assessment, payment under paragraph (a) of this clause shall become due on the first workday of the second month following conclusion of the appeal proceedings.
- (d) In the event of any decreases in real estate taxes occurring during the term of occupancy under the lease to a rate below the base year, payment for taxes will be reduced accordingly. The amount of any such reductions will be determined in the same manner as increases provided under paragraph (a) of this clause.

3.6 PERCENTAGE OF OCCUPANCY

The percent of the building occupied by the Government, for purposes of tax adjustments, will be established during negotiations.

3.7 OPERATING COSTS (JUN 1985)

- (a) Beginning with the second year of the lease and each year after, the Government shall pay adjusted rent for changes in costs for cleaning services, supplies, materials, maintenance, trash removal, landscaping, water, sewer charges, heating, electricity, and certain administrative expenses attributable to occupancy. Applicable costs listed on GSA Form 1217, Lessor's Annual Cost Statement, when negotiated and agreed upon, will be used to determine the base rate for operating costs adjustment.
- (b) The amount of adjustment will be determined by multiplying the base rate by the percent of change in the Cost of Living Index. The percent change will be computed by comparing the index figure published for the month prior to the lease commencement date with the index figure published for the month which begins each successive 12-month period. For example, a lease which commences in June of 1985 would use the index published for May of 1985 and that figure would be compared with the index published for May of 1986, May of 1987, and so on, to determine the percent change. The Cost of Living Index will be measured by the U.S. Department of Labor revised Consumer Price Index for wage earners and clerical workers, U.S. City average, all items figure, (1982-84 = 100) published by the Bureau of Labor Statistics. Payment will be made with the monthly installment of fixed rent. Rental adjustments will be effective on the anniversary date of the lease. Payment of the adjusted rental rate will become due on the first workday of the second month following the publication of the Cost of Living Index for the month prior to the lease commencement date.
- (c) If the Government exercises an option to extend the lease term at the same rate as that of the original term, the option price will be based on the adjustment during the original term. Annual adjustments will continue.

* See Page 14A, #1

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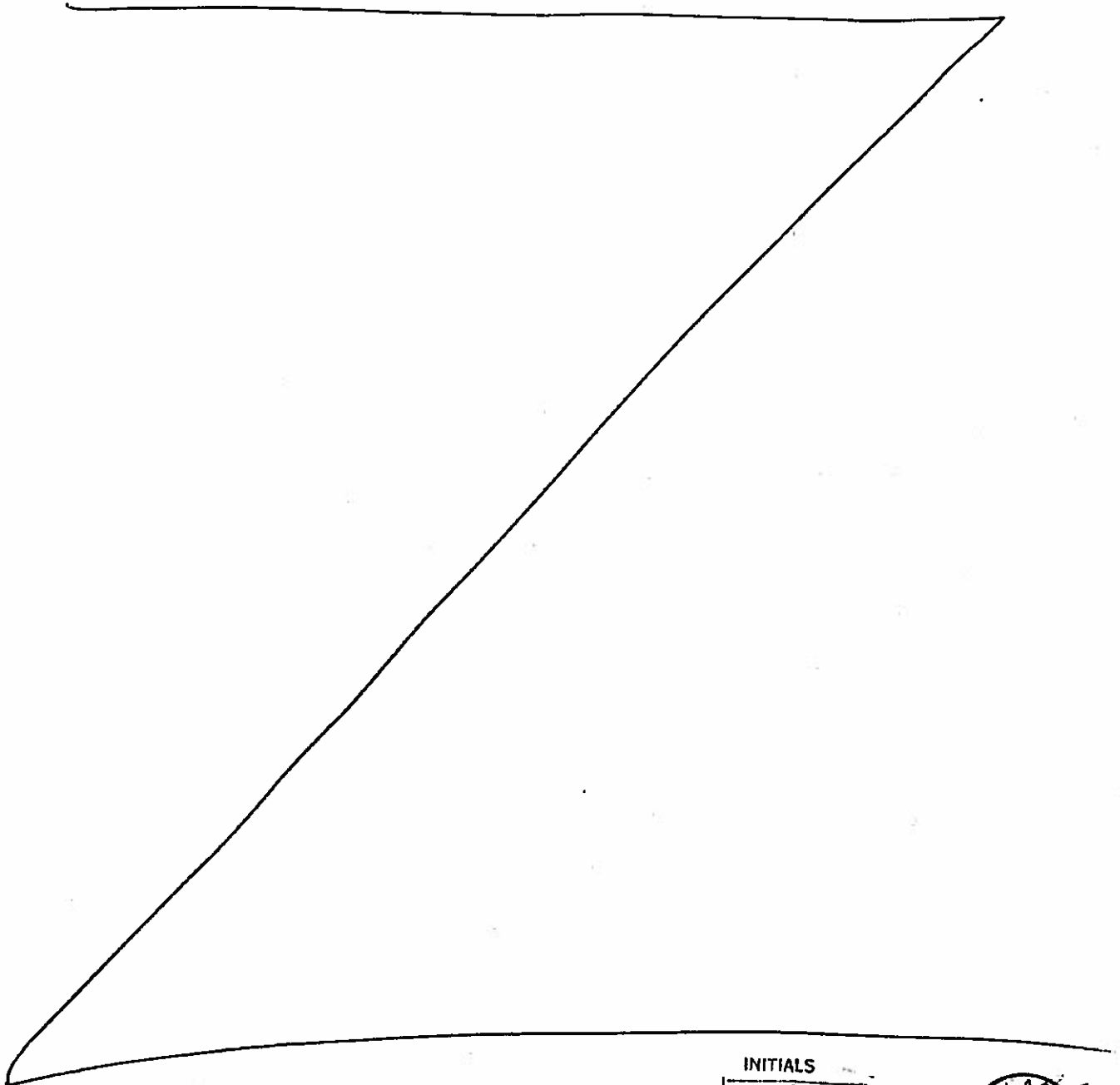
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1. Above standard Government owned equipment to be maintained by Lessor will be maintained, at the Government's expense, pursuant to a separate written agreement between the Government and Lessor. Lessor will provide written notice to the Government upon review of the construction documents of any alterations the Lessor considers to be above standard equipment.



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- (d) In the event of any decreases in the Cost of Living Index occurring during the term of the occupancy under the lease, the rental amount will be reduced accordingly. The amount of such reductions will be determined in the same manner as increases in rent provided under this clause.
- (e) The offer must clearly state whether the rental is firm throughout the term of the lease or if it is subject to annual adjustment of operating costs as indicated above. If operating costs will be subject to adjustment, it should be specified on the GSA Form 1364, Proposal to Lease Space, contained elsewhere in this solicitation.

3.8 OPERATING COSTS BASE

The base for the operating costs adjustment will be established during negotiations based upon BOMA Usable Square Feet.

3.9 RENTABLE SPACE

Rentable space is the area for which a tenant is charged rent. It is determined by the building owner and may vary by city or by building within the same city. The rentable space may include a share of building support/common areas such as elevator lobbies, building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The rentable space generally does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts and vertical ducts.

3.10 BOMA USABLE SQUARE FEET (JAN 1997)

- (a) For the purposes of this solicitation, the Government recognizes the BOMA (Building Owners and Managers Association) International standard (ANSI/BOMA Z85.1-1996) definition for Office Area, which means "the area where a tenant normally houses personnel and/or furniture, for which a measurement is to be computed."
- (b) BOMA Usable Square Feet shall be computed by measuring the area enclosed by the finished surface of the room side of corridors (corridors in place as well as those required by local codes and ordinances to provide an acceptable level of safety and/or to provide access to essential building elements) and other permanent walls, the dominant portion (see Z65.1) of building exterior walls, and the center of tenant-separating partitions. Where alcoves, recessed entrances, or similar deviation from the corridor are present, BOMA Usable Square Feet shall be computed as if the deviation were not present.

3.11 COMMON AREA FACTOR (JAN 1997)

If applicable, Offerors shall provide the Common Area Factor (a conversion factor(s) determined by the building owner and applied by the owner to the BOMA Usable Square Feet to determine the rentable square feet for the offered space).

3.12 APPURTENANT AREAS

The right to use appurtenant areas and facilities is included. The Government reserves the right to post Government rules and regulations where the Government leases space.

3.13 VENDING FACILITIES (JAN 1997)

- (a) Approximately TBD square feet of the BOMA Usable space in the solicitation paragraph entitled "Amount and Type of Space" will be used for the operation of a vending facility(ies) by the blind under the provisions of the Randolph-Sheppard Act (20 USC 107 et. seq.). The Government will control the number, kind, and locations of vending facilities and will control and receive income from all automatic vending machines. The Lessor is required to provide necessary utilities and to make related alterations. The cost of the improvements will be negotiated and payment will be made by the Government either on a lump-sum basis or a rental increase.
- (b) The Government will assure that the facility(ies) does not compete with other facilities having exclusive rights in the building. Offerors must advise the Government if such rights exist. * See Page 15A, #1

3.14 ADJUSTMENT FOR VACANT PREMISES, GSAR 852.270-25 (JUN 1994) (VARIATION)

- (a) If the Government fails to occupy any portion of the leased premises or vacates the premises in whole or in part prior to expiration of the term of the lease, the rental rate will be reduced.
- (b) The rate will be reduced by that portion of the costs per BOMA Usable square foot of operating expenses not required to maintain the space. Said reduction must occur after the Government gives 30 calendar days prior notice to the Lessor, and must continue in effect until the Government occupies the premises or the lease expires or is terminated.

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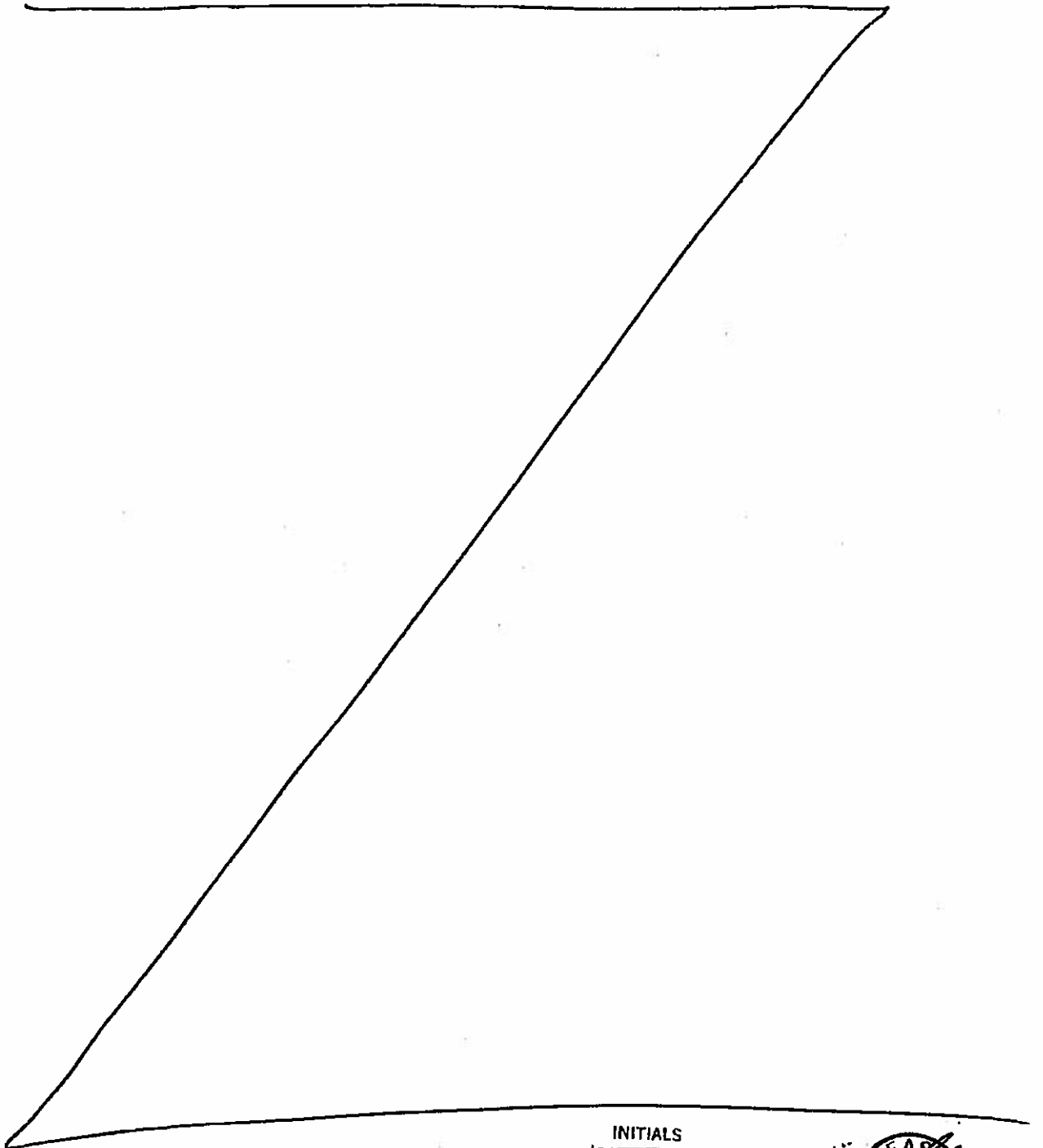
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1. No retailers will exist in the Building. The Government will be the sole occupant of the Building.



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3.15 RELOCATION ASSISTANCE ACT

If an improved site is offered and new construction will result in the displacement of individuals or businesses, the successful Offeror shall be responsible for payment of relocation costs for displaced persons in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and 49 CFR Part 24.

3.16 EVIDENCE OF CAPABILITY TO PERFORM

(a) AT THE TIME OF SUBMISSION OF OFFERS, OFFERORS SHALL SUBMIT TO THE CONTRACTING OFFICER:

- (1) Satisfactory evidence of at least a conditional commitment of funds in an amount necessary to prepare the space. Such commitments must be signed by an authorized bank officer and at a minimum must state: amount of loan; term in years; annual percentage rate; length of loan commitment.
- (2) The name of the proposed construction contractor, as well as evidence of his experience, competency, and performance capabilities with construction similar in scope to that which is required herein.
- (3) The license or certification of the individual(s) and/or firm(s), providing architectural and engineering design services, to practice in the state where the facility is located.
- (4) Compliance with local zoning laws or evidence of variances, if any, approved by the proper local authority.
- (5) Evidence of ownership or control of site.

(b) AFTER AWARD:

Within 45 days after award, the successful Offeror/Lessor shall provide to the Contracting Officer evidence of:

- (1) A firm commitment of funds in an amount sufficient to perform the work.
- (2) Award of a base building construction contract with a firm completion date meeting the Government's required occupancy date as outlined in Section 1.7, the name of the proposed interior construction contractor(s), as well as evidence of his/her experience, competency, and performance capabilities with construction similar in scope to that which is required herein.

3.17 CONSTRUCTION SCHEDULE

- (a) Within 30 days after award of the lease contract, the successful Offeror shall submit to the Contracting Officer a tentative construction schedule giving the dates on which the various phases of construction will be completed to coincide with the Government's required occupancy date (see Section 1.7 entitled "Occupancy Date"). The finalized schedule is to be submitted no later than 45 days after award.
- (b) The schedule is to include timing for completion of design and construction milestones, including but not limited to, (1) submittal of preliminary plans and specifications, (2) submittal of other working drawings, (3) issuance of a building permit, (4) completed construction documents, (5) start of construction, (6) completion of principal categories of work, (7) phased completion, and availability for occupancy of each portion of the Government space (by floor, block, or other appropriate category), and (8) final construction completion.

3.18 PROGRESS REPORTS

After start of construction, the successful Offeror shall submit to the Contracting Officer, written progress reports at intervals of 5 days. The report shall include information as to percentage of the work completed by phase and trade, a statement as to expected completion and occupancy date, changes introduced into the work, and general remarks on such items as material shortages, strikes, weather, etc.

3.19 CONSTRUCTION INSPECTIONS

- (a) Construction inspections will be made periodically by the Contracting Officer and/or designated technical representatives to review compliance with the solicitation requirements and the final working drawings.
- (b) Periodic reviews, tests, and inspections by the Government are not to be interpreted as resulting in any approval of the Lessor's apparent progress toward meeting the Government's objectives, but are intended to discover any information which the Contracting Officer may be able to call to the Lessor's attention to prevent costly misdirection of effort. The Lessor will remain completely responsible for designing, constructing, operating, and maintaining the building in full accordance with the requirements of this solicitation.

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3.20 MISCELLANEOUS LABOR CLAUSES (AUG 1994)

1. 52.222-4 CONTRACT WORK HOURS AND SAFETY STANDARDS ACT--OVERTIME COMPENSATION (JUL 1995)

- (a) *Overtime requirements.* No Contractor or subcontractor contracting for any part of the contract work which may require or involve the employment of laborers or mechanics (see Federal Acquisition Regulation (FAR) 22.300) shall require or permit any such laborers or mechanics in any workweek in which the individual is employed on such work to work in excess of 40 hours in such workweek unless such laborer or mechanic receives compensation at a rate not less than 1½ times the basic rate of pay for all hours worked in excess of 40 hours in such workweek.
- (b) *Violation; liability for unpaid wages; liquidated damages.* In the event of any violation of the provisions set forth in paragraph (a) of this clause, the Contractor and any subcontractor responsible therefor shall be liable for the unpaid wages. In addition, such Contractor and subcontractor shall be liable to the United States (in the case of work done under contract for the District of Columbia or a territory, to such District or to such territory), for liquidated damages. Such liquidated damages shall be computed with respect to each individual laborer or mechanic employed in violation of the provisions set forth in paragraph (a) of this clause in the sum of \$10 for each calendar day on which such individual was required or permitted to work in excess of the standard workweek of 40 hours without payment of the overtime wages required by provisions set forth in paragraph (a) of this clause.
- (c) *Withholding for unpaid wages and liquidated damages.* The Contracting Officer shall upon his or her own action or upon written request of an authorized representative of the Department of Labor withhold or cause to be withheld, from any moneys payable on account of work performed by the Contractor or subcontractor under any such contract or any other Federal contract with the same Prime Contractor, or any other Federally-assisted contract subject to the Contract Work Hours and Safety Standards Act which is held by the same Prime Contractor, such sums as may be determined to be necessary to satisfy any liabilities of such Contractor or subcontractor for unpaid wages and liquidated damages as provided in the provisions set forth in paragraph (b) of this clause.
- (d) *Payrolls and basic records.*
- (1) The Contractor or subcontractor shall maintain payrolls and basic payroll records during the course of contract work and shall preserve them for a period of 3 years from the completion of the contract for all laborers and mechanics working on the contract. Such records shall contain the name and address of each such employee, social security number, correct classifications, hourly rates of wages paid, daily and weekly number of hours worked, deductions made, and actual wages paid. Nothing in this paragraph shall require the duplication of records required to be maintained for construction work by Department of Labor regulations at 29 CFR 5.5(a)(3) implementing the Davis-Bacon Act.
- (2) The records to be maintained under paragraph (d)(1) of this clause shall be made available by the Contractor or subcontractor for inspection, copying, or transcription by authorized representatives of the Contracting Officer or the Department of Labor. The Contractor or subcontractor shall permit such representatives to interview employees during working hours on the job.
- (e) *Subcontracts.* The Contractor or subcontractor shall insert in any subcontracts exceeding \$100,000 the provisions set forth in paragraphs (a) through (e) of this clause and also a clause requiring the subcontractors to include these provisions in any lower tier subcontracts. The Prime Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with the provisions set forth in paragraphs (a) through (e) of this clause.

2. 52.222-6 DAVIS-BACON ACT (FEB 1995)

- (a) All laborers and mechanics employed or working upon the site of the work will be paid unconditionally and not less often than once a week, and without subsequent deduction or rebate on any account (except such payroll deductions as are permitted by regulations issued by the Secretary of Labor under the Copeland Act (29 CFR Part 3)), the full amount of wages and bona fide fringe benefits (or cash equivalents thereof) due at time of payment computed at rates not less than those contained in the wage determination of the Secretary of Labor which is attached hereto and made a part hereof, regardless of any contractual relationship which may be alleged to exist between the Contractor and such laborers and mechanics. Contributions made or costs reasonably anticipated for bona fide fringe benefits under section 1(b)(2) of the Davis-Bacon Act on behalf of laborers or mechanics are considered wages paid to such laborers or mechanics, subject to the provisions of paragraph (d) of this clause; also, regular contributions made or costs incurred for more than a weekly period (but not less often than quarterly) under plans, funds, or programs which cover the particular weekly period, are deemed to be constructively made or incurred during such period. Such laborers and mechanics shall be paid not less than the appropriate wage rate and fringe benefits in the wage determination for the classification of work actually performed, without regard to skill, except as provided in the clause entitled Apprentices and Trainees. Laborers or mechanics performing work in more than one classification may be compensated at the rate specified for each classification for the time actually worked therein; provided, that the employer's payroll records accurately set forth the time spent in each classification in which work is performed. The wage determination (including any additional classifications and wage rates conformed under paragraph (b) of this clause) and the Davis-Bacon poster (WH-1321) shall be posted at all times by the Contractor and its subcontractors at the site of the work in a prominent and accessible place where it can be easily seen by the workers.
- (b) (1) The Contracting Officer shall require that any class of laborers or mechanics which is not listed in the wage determination and which is to be employed under the contract shall be classified in conformance with the wage

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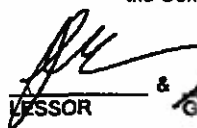

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determination. The Contracting Officer shall approve an additional classification and wage rate and fringe benefits therefor only when all the following criteria have been met:

- (i) The work to be performed by the classification requested is not performed by a classification in the wage determination.
 - (ii) The classification is utilized in the area by the construction industry.
 - (iii) The proposed wage rate, including any bona fide fringe benefits, bears a reasonable relationship to the wage rates contained in the wage determination.
- (2) If the Contractor and the laborers and mechanics to be employed in the classification (if known), or their representatives, and the Contracting Officer agree on the classification and wage rate (including the amount designated for fringe benefits, where appropriate), a report of the action taken shall be sent by the Contracting Officer to the Administrator of the Wage and Hour Division, Employment Standards Administration, U.S. Department of Labor, Washington, DC 20210. The Administrator or an authorized representative will approve, modify, or disapprove every additional classification action within 30 days of receipt and so advise the Contracting Officer or will notify the Contracting Officer within the 30-day period that additional time is necessary.
 - (3) In the event the Contractor, the laborers or mechanics to be employed in the classification, or their representatives, and the Contracting Officer do not agree on the proposed classification and wage rate (including the amount designated for fringe benefits, where appropriate), the Contracting Officer shall refer the questions, including the views of all interested parties and the recommendation of the Contracting Officer, to the Administrator of the Wage and Hour Division for determination. The Administrator, or an authorized representative, will issue a determination within 30 days of receipt and so advise the Contracting Officer or will notify the Contracting Officer within the 30-day period that additional time is necessary.
 - (4) The wage rate (including fringe benefits, where appropriate) determined pursuant to subparagraphs (b)(2) and (b)(3) of this clause shall be paid to all workers performing work in the classification under this contract from the first day on which work is performed in the classification.
- (c) Whenever the minimum wage rate prescribed in the contract for a class of laborers or mechanics includes a fringe benefit which is not expressed as an hourly rate, the Contractor shall either pay the benefit as stated in the wage determination or shall pay another bona fide fringe benefit or an hourly cash equivalent thereof.
 - (d) If the Contractor does not make payments to a trustee or other third person, the Contractor may consider as part of the wages of any laborer or mechanic the amount of any costs reasonably anticipated in providing bona fide fringe benefits under a plan or program; provided, that the Secretary of Labor has found, upon the written request of the Contractor, that the applicable standards of the Davis-Bacon Act have been met. The Secretary of Labor may require the Contractor to set aside in a separate account assets for the meeting of obligations under the plan or program.
3. **52.222-7 WITHHOLDING OF FUNDS (FEB 1988)**
The Contracting Officer shall, upon his or her own action or upon written request of an authorized representative of the Department of Labor, withhold or cause to be withheld from the Contractor under this contract or any other Federal contract with the same Prime Contractor, or any other Federally assisted contract subject to Davis-Bacon prevailing wage requirements, which is held by the same Prime Contractor, so much of the accrued payments or advances as may be considered necessary to pay laborers and mechanics, including apprentices, trainees, and helpers, employed by the Contractor or any subcontractor the full amount of wages required by the contract. In the event of failure to pay any laborer or mechanic, including any apprentice, trainee, or helper, employed or working on the site of the work, all or part of the wages required by the contract, the Contracting Officer may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment, advance, or guarantee of funds until such violations have ceased.
 4. **52.222-8 PAYROLLS AND BASIC RECORDS (FEB 1988)**
 - (a) Payrolls and basic records relating thereto shall be maintained by the Contractor during the course of the work and preserved for a period of 3 years thereafter for all laborers and mechanics working at the site of the work. Such records shall contain the name, address, and social security number of each such worker, his or her correct classification, hourly rates of wages paid (including rates of contributions or costs anticipated for bona fide fringe benefits or cash equivalents thereof of the types described in section 1(b)(2)(B) of the Davis-Bacon Act), daily and weekly number of hours worked, deductions made, and actual wages paid. Whenever the Secretary of Labor has found, under paragraph (d) of the clause entitled Davis-Bacon Act, that the wages of any laborer or mechanic include the amount of any costs reasonably anticipated in providing benefits under a plan or program described in section 1(b)(2)(B) of the Davis-Bacon Act, the Contractor shall maintain records which show that the commitment to provide such benefits is enforceable, that the plan or program is financially responsible, and that the plan or program has been communicated in writing to the laborers or mechanics affected, and records which show the costs anticipated or the actual cost incurred in providing such benefits. Contractors employing apprentices or trainees under approved programs shall maintain written evidence of the registration of apprenticeship programs and certification of trainee programs, the registration of the apprentices and trainees, and the ratios and wage rates prescribed in the applicable programs.
 - (b) (1) The Contractor shall submit weekly for each week in which any contract work is performed a copy of all payrolls to the Contracting Officer. The payrolls submitted shall set out accurately and completely all of the information required

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to be maintained under paragraph (a) of this clause. This information may be submitted in any form desired. Optional Form WH-347 (Federal Stock Number 029-005-00014-1) is available for this purpose and may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington, DC 20402. The Prime Contractor is responsible for the submission of copies of payrolls by all subcontractors.

- (2) Each payroll submitted shall be accompanied by a "Statement of Compliance," signed by the Contractor or subcontractor or his or her agent who pays or supervises the payment of the persons employed under the contract and shall certify—
 - (i) That the payroll for the payroll period contains the information required to be maintained under paragraph (a) of this clause and that such information is correct and complete;
 - (ii) That each laborer or mechanic (including each helper, apprentice, and trainee) employed on the contract during the payroll period has been paid the full weekly wages earned, without rebate, either directly or indirectly, and that no deductions have been made either directly or indirectly from the full wages earned, other than permissible deductions as set forth in the Regulations, 29 CFR Part 3; and
 - (iii) That each laborer or mechanic has been paid not less than the applicable wage rates and fringe benefits or cash equivalents for the classification of work performed, as specified in the applicable wage determination incorporated into the contract.
 - (3) The weekly submission of a properly executed certification set forth on the reverse side of Optional Form WH-347 shall satisfy the requirement for submission of the "Statement of Compliance" required by subparagraph (b)(2) of this clause.
 - (4) The falsification of any of the certifications in this clause may subject the Contractor or subcontractor to civil or criminal prosecution under Section 1001 of Title 18 and Section 3729 of Title 31 of the United States Code.
 - (c) The Contractor or subcontractor shall make the records required under paragraph (a) of this clause available for inspection, copying, or transcription by the Contracting Officer or authorized representatives of the Contracting Officer or the Department of Labor. The Contractor or subcontractor shall permit the Contracting Officer or representatives of the Contracting Officer or the Department of Labor to interview employees during working hours on the job. If the Contractor or subcontractor fails to submit required records or to make them available, the Contracting Officer may, after written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payment. Furthermore, failure to submit the required records upon request or to make such records available may be grounds for debarment action pursuant to 29 CFR 5.12.
5. 52.222-9 APPRENTICES AND TRAINEES (FEB 1988)
- (a) **Apprentices.** Apprentices will be permitted to work at less than the predetermined rate for the work they performed when they are employed pursuant to and individually registered in a bona fide apprenticeship program registered with the U.S. Department of Labor, Employment and Training Administration, Bureau of Apprenticeship and Training, or with a State Apprenticeship Agency recognized by the Bureau, or if a person is employed in his or her first 90 days of probationary employment as an apprentice in such an apprenticeship program, who is not individually registered in the program, but who has been certified by the Bureau of Apprenticeship and Training or a State Apprenticeship Agency (where appropriate) to be eligible for probationary employment as an apprentice. The allowable ratio of apprentices to journeymen on the job site in any craft classification shall not be greater than the ratio permitted to the Contractor as to the entire work force under the registered program. Any worker listed on a payroll at an apprentice wage rate, who is not registered or otherwise employed as stated in this paragraph, shall be paid not less than the applicable wage determination for the classification of work actually performed. In addition, any apprentice performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate on the wage determination for the work actually performed. Where a contractor is performing construction on a project in a locality other than that in which its program is registered, the ratios and wage rates (expressed in percentages of the journeyman's hourly rate) specified in the Contractor's or subcontractor's registered program shall be observed. Every apprentice must be paid at not less than the rate specified in the registered program for the apprentice's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Apprentices shall be paid fringe benefits in accordance with the provisions of the apprenticeship program. If the apprenticeship program does not specify fringe benefits, apprentices must be paid the full amount of fringe benefits listed on the wage determination for the applicable classification. If the Administrator determines that a different practice prevails for the applicable apprentice classification, fringes shall be paid in accordance with that determination. In the event the Bureau of Apprenticeship and Training, or a State Apprenticeship Agency recognized by the Bureau, withdraws approval of an apprenticeship program, the Contractor will no longer be permitted to utilize apprentices at less than the applicable predetermined rate for the work performed until an acceptable program is approved.
 - (b) **Trainees.** Except as provided in 29 CFR 5.16, trainees will not be permitted to work at less than the predetermined rate for the work performed unless they are employed pursuant to and individually registered in a program which has received prior approval, evidenced by formal certification by the U.S. Department of Labor, Employment and Training Administration. The

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ratio of trainees to journeymen on the job site shall not be greater than permitted under the plan approved by the Employment and Training Administration. Every trainee must be paid at not less than the rate specified in the approved program for the trainee's level of progress, expressed as a percentage of the journeyman hourly rate specified in the applicable wage determination. Trainees shall be paid fringe benefits in accordance with the provisions of the trainee program. If the trainee program does not mention fringe benefits, trainees shall be paid the full amount of fringe benefits listed in the wage determination unless the Administrator of the Wage and Hour Division determines that there is an apprenticeship program associated with the corresponding journeyman wage rate in the wage determination which provides for less than full fringe benefits for apprentices. Any employee listed on the payroll at a trainee rate who is not registered and participating in a training plan approved by the Employment and Training Administration shall be paid not less than the applicable wage rate in the wage determination for the classification of work actually performed. In addition, any trainee performing work on the job site in excess of the ratio permitted under the registered program shall be paid not less than the applicable wage rate in the wage determination for the work actually performed. In the event the Employment and Training Administration withdraws approval of a training program, the Contractor will no longer be permitted to utilize trainees at less than the applicable predetermined rate for the work performed until an acceptable program is approved.

- (c) *Equal employment opportunity.* The utilization of apprentices, trainees, and journeymen under this clause shall be in conformity with the equal employment opportunity requirements of Executive Order 11246, as amended, and 29 CFR Part 30.

6. 52.222-10 COMPLIANCE WITH COPELAND ACT REQUIREMENTS (FEB 1988)

The Contractor shall comply with the requirements of 29 CFR Part 3, which are hereby incorporated by reference in this contract.

7. 52.222-11 SUBCONTRACTS (LABOR STANDARDS) (FEB 1988)

- (a) The Contractor or subcontractor shall insert in any subcontracts the clauses entitled *Davis-Bacon Act, Contract Work Hours and Safety Standards Act—Overtime Compensation, Apprentices and Trainees, Payrolls and Basic Records, Compliance with Copeland Act Requirements, Withholding of Funds, Subcontracts (Labor Standards), Contract Termination—Debarment, Disputes Concerning Labor Standards, Compliance with Davis-Bacon and Related Act Regulations, and Certification of Eligibility*, and such other clauses as the Contracting Officer may, by appropriate instructions, require, and also a clause requiring subcontractors to include these clauses in any lower tier subcontracts. The Prime Contractor shall be responsible for compliance by any subcontractor or lower tier subcontractor with all the contract clauses cited in this paragraph.

- (b) (1) Within 14 days after award of the contract, the Contractor shall deliver to the Contracting Officer a completed Statement and Acknowledgment Form (SF 1413) for each subcontract, including the subcontractor's signed and dated acknowledgment that the clauses set forth in paragraph (a) of this clause have been included in the subcontract.

- (2) Within 14 days after the award of any subsequently awarded subcontract the Contractor shall deliver to the Contracting Officer an updated completed SF 1413 for such additional subcontract.

8. 52.222-12 CONTRACT TERMINATION—DEBARMENT (FEB 1988)

A breach of the contract clauses entitled *Davis-Bacon Act, Contract Work Hours and Safety Standards Act—Overtime Compensation, Apprentices and Trainees, Payrolls and Basic Records, Compliance with Copeland Act Requirements, Subcontracts (Labor Standards), Compliance with Davis-Bacon and Related Act Regulations, or Certification of Eligibility* may be grounds for termination of the contract, and for debarment as a Contractor and subcontractor as provided in 29 CFR 5.12.

9. 52.222-13 COMPLIANCE WITH DAVIS-BACON AND RELATED ACT REGULATIONS (FEB 1988)

All rulings and interpretations of the Davis-Bacon and Related Acts contained in 29 CFR Parts 1, 3, and 5 are hereby incorporated by reference in this contract.

10. 52.222-14 DISPUTES CONCERNING LABOR STANDARDS (FEB 1988)

The United States Department of Labor has set forth in 29 CFR Parts 5, 6, and 7 procedures for resolving disputes concerning labor standards requirements. Such disputes shall be resolved in accordance with those procedures and not the disputes clause of this contract. Disputes within the meaning of this clause include disputes between the Contractor (or any of its subcontractors) and the contracting agency, the U.S. Department of Labor, or the employees or their representatives.

11. 52.222-15 CERTIFICATION OF ELIGIBILITY (FEB 1988)

- (a) By entering into this contract, the Contractor certifies that neither it (nor he or she) nor any person or firm who has an interest in the Contractor's firm is a person or firm ineligible to be awarded Government contracts by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (b) No part of this contract shall be subcontracted to any person or firm ineligible for award of a Government contract by virtue of section 3(a) of the Davis-Bacon Act or 29 CFR 5.12(a)(1).
- (c) The penalty for making false statements is prescribed in the U.S. Criminal Code, 18 U.S.C. 1001.

* See Page 20A, #1

3.21 LIQUIDATED DAMAGES, GSAR 552.270 22 (AUG 1992)

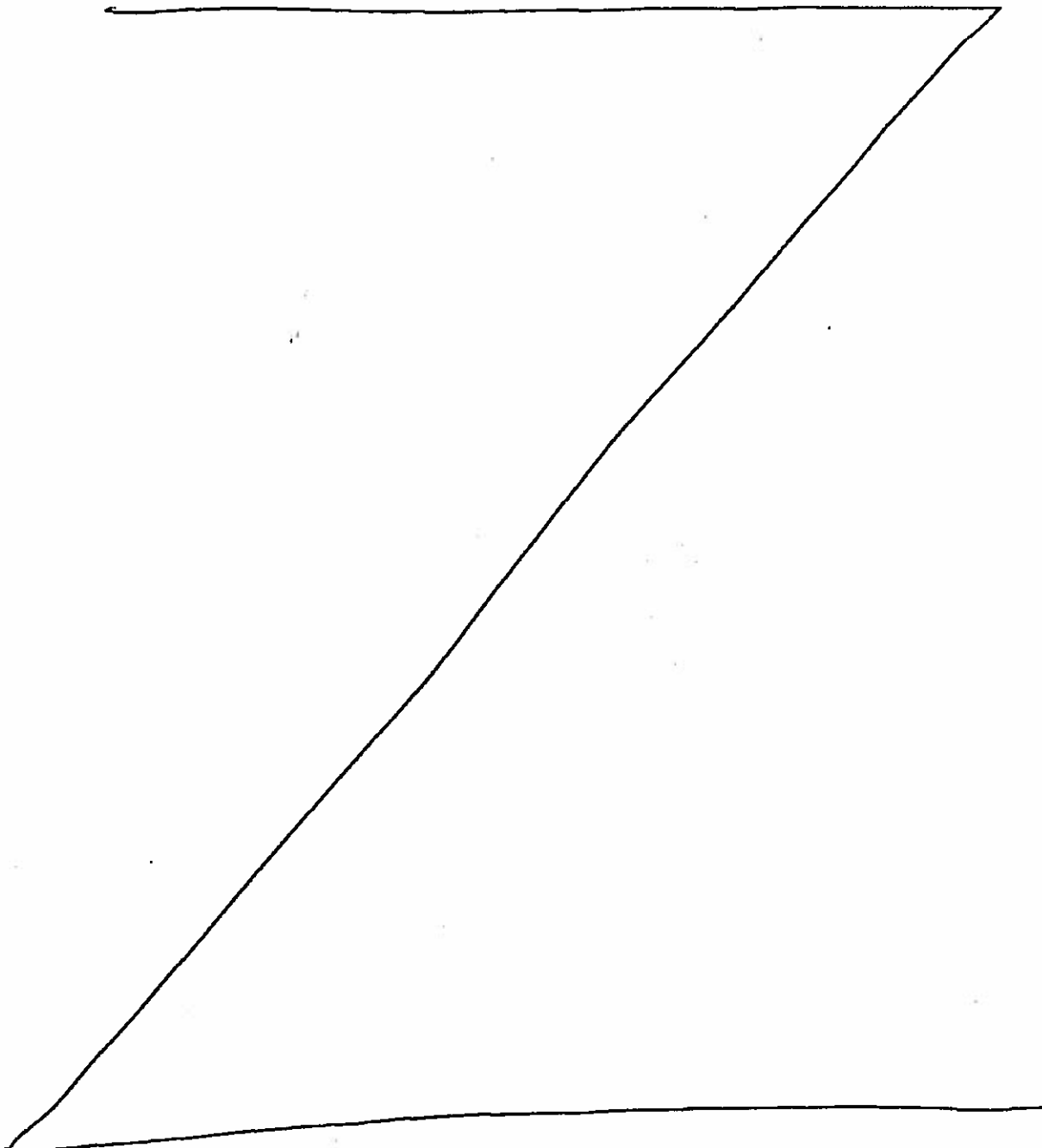
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1. Notwithstanding this Section 3.20, the Davis-Bacon Act will only apply to the construction of the Building and not to the operation of the building after its completion and occupancy of the Government.



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In case of failure on the part of the Lessor to complete the work within the time fixed in the lease contract or letter of award, the Lessor shall pay the Government as fixed and agreed liquidated damages, pursuant to this clause, the sum of \$10,000 for each and every calendar day that the completion of the building improvements (including substantial completion of all tenant improvements) specified in this Solicitation for Offers are delayed beyond the date specified for in the lease contract or letter of award. This remedy is not exclusive and is in addition to any other remedies which may be available under this lease or at law.

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4.0 GENERAL ARCHITECTURAL

4.1 QUALITY AND APPEARANCE OF BUILDING EXTERIOR

The space offered should be located in a new or modern office building with facade of stone, marble, brick, stainless steel, aluminum or other permanent materials in good condition acceptable to the Contracting Officer. The building should be compatible with its surroundings. Overall the building should project a professional and aesthetically pleasing appearance including an attractive front and entrance way. The building should have energy efficient windows or glass areas consistent with the structural integrity of the building, unless not appropriate for intended use. The facade, downspouts, roof trim and window casing are to be clean and in good condition. If not in a new or modern office building, the space offered should be in a building that has undergone, or will complete by occupancy, first class restoration or adaptive reuse for office space with modern conveniences. If the restoration work is underway or proposed, then architectural plans acceptable to the Contracting Officer must be submitted as part of the offer.


4.2 WORK PERFORMANCE

All work in performance of this lease must be done by skilled workers or mechanics and be acceptable to the Contracting Officer.

4.3 BUILDING SYSTEMS CERTIFICATION

Whenever requested, the Lessor shall furnish at no cost to GSA a certification by a registered professional engineer(s) that the building and its systems as designed and constructed will satisfy the requirements of this lease.

in writing,

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4.4 SPACE EFFICIENCY

The design of the space offered must be conducive to efficient layout and good utilization.

4.5 FLOOR PLANS AFTER OCCUPANCY

Within 30 days after occupancy, 1/8-inch as-built mylar reproducible full floor plans showing the space under lease as well as corridors, stairways, and core areas must be provided to the Contracting Officer.

4.6 CAD FLOOR PLANS (SEP 1991)

A computer-aided design diskette(s), with files of as-built floor plans showing the space under lease, as well as corridors, stairways, and core areas, must be provided to the Contracting Officer along with the mylar drawings required above. The diskette shall be formatted in the latest release of AutoCAD. It shall be labeled with building name, address, list of drawing(s), date of the drawing(s), and Lessor's architect and phone number. The digital data shall be delivered on 3 1/2 inch or 5 1/4 inch, double sided, double or high density diskette. A demonstration of the diskette may be requested by the Contracting Officer on GSA equipment using the Lessor's operator.

4.7 FLOORS AND FLOOR LOAD (JUN 1994)

All adjoining floor areas must be of a common level, non-slip, and acceptable to the Contracting Officer. Underfloor surfaces must be smooth and level. Office areas shall have a minimum live load capacity of 50 pounds per occupiable square foot plus 20 pounds per occupiable square foot for moveable partitions. Storage areas shall have a minimum live load capacity of 100 pounds per occupiable square foot including moveable partitions. Written certification of the floor load capacity, at no cost to the Government, by a registered professional engineer may be required. Calculations and structural drawings may also be required.

4.8 EXITS AND ACCESS (SEP 1991)

Vestibules shall be provided at public entrances and exits wherever weather conditions and heat loss are important factors for consideration. In the event of negative air pressure conditions, provisions shall be made for equalizing air pressure.

4.9 WINDOWS (SEP 1991)

Office space must have windows in each exterior bay unless waived by the Contracting Officer.

All windows shall be weathertight. Opening windows must be equipped with locks. Off-street, ground level windows and those accessible from fire escapes, adjacent roofs, and other structures that can be opened shall be fitted with a sturdy locking device.

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4.10 HANDICAPPED ACCESSIBILITY (JUN 1993)

(a) PARKING AND LOADING ZONES:

- (1) If parking is provided for employees or visitors or both, then level accessible spaces shall be provided and designated in the parking area(s) nearest an accessible entrance on an accessible route in conformance with the following table:

TOTAL SPACE IN LOT(S)	MINIMUM NUMBER OF ACCESSIBLE SPACES
1 - 25	1
26 - 50	2
51 - 75	3
76 - 100	4
101 - 150	5
151 - 200	6
201 - 300	7
301 - 400	8
401 - 500	9
501 - 1000	2% of total
> 1000	20 plus 1 for each 100 over 1000

- (2) Accessible spaces shall be at least 8 feet wide with a 5-foot-wide access aisle to walks and ramps. Two spaces may share a common aisle. These spaces should be designed so the disabled are not compelled to wheel or walk behind parked cars. Where passenger loading zones exist, an access aisle at least 5 feet wide and 20 feet long adjacent and parallel to the vehicle pull-up space shall be provided on an accessible route. Accessible spaces shall be designated as reserved for the disabled by a sign with the symbol of accessibility. Such sign shall not be obscured by a vehicle parked in the space.

(b) ROUTE:

- (1) At least one accessible route having no steps or abrupt changes in level shall connect with all accessible elements, spaces, buildings, and courses of passage. The minimum clear width of an accessible route shall be 36 inches. If an accessible route is less than 60 inches in width then it shall have level passing zones, spaced at no more than 200 feet apart, measuring a minimum of 60 inches by 60 inches.
- (2) Floor surfaces and carpet shall be stable, secure, firm and slip resistant. Changes in level up to 1/4 inch may be vertical and without edge treatment. Level changes between 1/4 inch and 1/2 inch shall be beveled with a slope no greater than 1:2. Changes exceeding 1/2 inch shall be treated as a ramp. Gratings in a route surface shall have spaces no wider than 1/2 inch in one direction and shall be placed so that the long dimension of openings is perpendicular to the dominant direction of travel.
- (3) Objects projecting from walls with their leading edges between 27 and 80 inches above the finished floor shall protrude no more than 4 inches into an accessible route. Freestanding objects mounted on posts or pylons may overhang 12 inches maximum from 27 to 80 inches above the ground or the finished floor. Objects mounted with their leading edges at or below 27 inches above the finished floor may protrude any distance. However, no protruding objects shall reduce the clear width of an accessible route or maneuvering space. If vertical clearance of an area adjoining an accessible route is reduced to less than 80 inches, a barrier to warn blind or visually impaired persons shall be provided.
- (4) Mechanical rooms and spaces which are not normally frequented by the public or occupants and are not part of an accessible or emergency route are excepted and need not be accessible.

(c) ENTRANCE AND EGRESS:

At least one principal entrance at each grade floor level shall be accessible. When existing entrances normally serve any of the following functions, then at least one of the entrances serving each function shall be accessible: transportation facilities, passenger loading zones, accessible parking facilities, taxi stands, public streets and sidewalks or accessible interior vertical access. An accessible entrance shall be part of an accessible route and shall include an accessible door. A service entrance shall not be the sole accessible entrance unless it is the only entrance. Accessible entrances shall be identified by the international symbol of accessibility. The signs shall be located so that handicapped individuals approaching the building will be directed to the accessible entrance. All applicable specifications for entrance shall apply to egress.

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(d) **RAMPS:**

Any part of an accessible route with a slope greater than 1 foot rise in 20 feet shall be considered a ramp. Where ramps are necessary, they shall have a non-slip surface with a slope no greater than 1 foot rise in 12 feet. Ramps must have a minimum clear width of 3 feet with level landings at the top and bottom of each ramp run. Each landing shall be at least 5 feet in length and as wide as any ramp run leading into it. The maximum rise for any run shall be 30 inches. Intermediate landings for turning ramps shall measure a minimum of 5 feet by 5 feet. Handrails complying with "Handrails" shall be provided on both sides of all ramps with a vertical rise greater than 6 inches. Ramps with drop-offs shall have curbs (minimum 2 inches high), walls, railings or projecting surfaces. Curb ramps shall be provided wherever an accessible route crosses a curb. Curb ramps shall not interfere with walks or vehicular traffic. The maximum slope of a curb ramp shall be a 1 inch rise per 12-inch run. The maximum length of a curb ramp shall be 6 feet with a minimum width of 36 inches, exclusive of flared sides. If no other alternative is feasible, accessible platform lifts may be used in lieu of a ramp or elevator. Lifts shall have accessible controls and clearances, shall comply with applicable safety regulations, and should facilitate unassisted entry and exit.

(e) **STAIRS:**

- (1) If floors are serviced by an accessible elevator, then stairs connecting these floors need not meet the accessibility requirements in "Stairs" and "Handrails."
- (2) All steps on a single flight of stairs shall have uniform riser heights and uniform tread widths. Open riser stairs are not permitted. Risers shall be sloped or the underside of the nosing shall have an angle of not less than 60° from the horizontal.
- (3) Stair treads shall not have abrupt nosings and shall be no less than 11 inches wide, measured from riser to riser. The radius of curvature at the leading edge of the tread shall be no greater than 1/2 inch. The maximum nosing projection shall be no greater than 1 1/4 inch.
- (4) Tactile warning indicators shall not be used to identify exit stairs.

(f) **HANDRAILS:**

Handrails shall be provided on both sides of stairs and ramps. Handrails shall be continuous and extend a minimum of 12 inches beyond the top riser and 12 inches plus the width of one tread beyond the bottom riser. At the top, the 12-inch extension shall be parallel with the floor. At the bottom, the handrail shall continue to slope for a distance of one tread width from the bottom riser with the 12-inch remainder being horizontal and parallel with the floor. The inside handrail on switchback, dogleg stairs or ramps shall always be continuous. Handrails shall not present a hazard and shall be either rounded or returned smoothly to the floor, wall, or post. All handrails and adjacent surfaces shall be free of any sharp or abrasive elements. Clear space between handrails and the wall shall be 1 1/2 inches. Gripping surfaces shall be uninterrupted and mounted between 30 and 34 inches above stair nosings. The diameter or width of the gripping surfaces of a handrail shall be 1 1/4 inches to 1 1/2 inches, or the shape shall provide an equivalent gripping surface. Handrails shall not rotate within their fittings.

(g) **DOORS:**

- (1) At least one accessible door or opening shall serve each accessible entrance, space, route, egress, and emergency place of refuge. Revolving doors or turnstiles shall not be the only means of passage along an accessible route. Gates shall meet all applicable specifications for doors.
- (2) Doorways shall have a minimum clear opening of 32 inches with the door open 90°, unless a wider clearance is specified within "Architectural Finishes." If doorways have two independently operated door leaves, then at least one leaf shall provide a minimum clear opening of 32 inches. Doors not requiring full user passage, such as shallow closets, may have a minimum clear opening of 20 inches. Doors in a series shall swing either in the same direction or away from the space between the doors. The minimum space between hinged or pivoted doors in a series shall be 48 inches plus the width of any door swinging into the space.
- (3) Raised thresholds at doors shall be beveled with a slope no greater than 1:2 and shall not exceed 3/4 inch in height for exterior sliding doors or 1/4 inch for other doors. Operating hardware on accessible doors shall be mounted no higher than 48 inches above the finished floor and shall have a grip and operation which facilitates use with one hand without tight grasping, tight pinching, or twisting of the wrist. Doors leading to areas which are potentially dangerous for blind individuals shall have textured warning handles or handle covers. If a door has an automatic closer, then the sweep period shall be adjusted so that from an open position of 70°, the door will take at least 3 seconds to move to a point 3 inches from the latch. Fire doors shall have the minimum opening force allowable by the appropriate administrative authority. All other interior doors shall have a maximum opening force of 5 foot-pounds. If power-operated doors are provided, they shall comply with ANSI A156.10-1979.
- (4) Clearances shall be provided at doors that are not automatic or power assisted and shall comply as required below.

SWING DOOR MANEUVERING CLEARANCES:

- (i) Where the approach faces the door, the maneuvering clearance shall extend a minimum of 5 feet from the swing side of the door, 4 feet from the opposite side and a minimum of 1 1/2 feet past the latch side (pull side) and, for doors with automatic closers, a minimum of 1 foot past the latch side (push side) of the door.
- (ii) Where the approach is from the hinge side of the door, the maneuvering clearance shall extend a minimum of 5 feet from the swing side of the door when the clearance past the latch (pull side) extends to a minimum of 3 feet, 4 1/2 feet

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from the swing side of the door when the clearance past the latch (pull side) extends to a minimum of 3½ feet, 4 feet from the opposite side and a minimum of 2 feet past the hinged side (push side).

- (iii) Where the approach is from the latch side of the door, the maneuvering clearance shall extend a minimum of 4½ feet from the swing side of the door, 4 feet from the opposite side and a minimum of 2 feet past the latch side (push and pull sides).
- (iv) where automatic door closers are not used and the approach is from the side, the above minimum maneuvering clearances are reduced by ½ foot from either face of the door except on the pull side on a latch side approach.

SLIDING AND FOLDING DOOR MANEUVERING CLEARANCES:

- (i) Where the approach faces the door, the maneuvering clearance shall extend a minimum of 4 feet from the face of the door and have width at least as wide as the door.
- (ii) Where the approach is from the slide side of the door, the maneuvering clearance shall extend a minimum of 3½ feet from the face of the door and 4½ feet from the latch.
- (iii) Where the approach is from the latch side of the door, the maneuvering clearance shall extend a minimum of 3½ feet from the face of the door and 2 feet from the latch.

(h) **ELEVATORS:**

One accessible passenger elevator complying with American National Standards Institute Handbook (ANSI A117.1-1986) and Section 4.10 Of UFAS, entitled "Elevators," shall serve each level in all multistory buildings and facilities. If more than one passenger elevator is provided, then each elevator shall be equally accessible. All elevator control buttons shall be at least ½ inch in their smallest dimension and shall be raised or flush. Additional specifications for elevators are located in the "Elevators" paragraph of the "Mechanical, Electrical, Plumbing" section of this solicitation and in the "Controls" paragraph below.

(i) **TELEPHONES:**

If public telephones are provided, then at least one unit per floor and at least one unit per bank of adjacent units shall provide accessible operation and comply with "Controls." Accessible telephones shall have push-button controls where available. The handset on an accessible telephone shall be equipped with a cord at least 29 inches long and a receiver that generates a magnetic field in the area of the receiver cap. At least one accessible public telephone shall be equipped with a volume control and clearly identified as such. Telephone books shall also be accessible.

(j) **CONTROLS:**

- (1) Accessible controls and operating mechanisms are required in accessible spaces, along accessible routes, or as parts of accessible elements. Accessible controls shall have clear approach areas at least 30 inches wide by 48 inches long that allow either forward or parallel approach by a wheelchair. Accessible controls shall be between 15 inches and 48 inches in height for a forward approach or between 9 inches and 54 inches for a parallel approach. Accessible controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate controls shall be no greater than 5 foot-pounds.
- (2) Standard wall-mounted electrical and communications system outlets shall be at least 15 inches above the floor.
- (3) Elevator hall and lobby call buttons shall be centered at 42 inches above the floor and interior buttons shall comply with the above height restrictions. The highest part of a two-way communication system inside an elevator cab cannot exceed 48 inches from the floor.

(k) **SIGNAGE:**

Handicapped accessible facilities shall be identified by the international symbol of accessibility and shall comply with the following: characters, symbols, and pictographs shall contrast in color with their background and shall be raised at least 1/32 inch. Signs shall be mounted on the latch side of doors at a height of 54 to 66 inches. Letters and numbers on signs shall be sans serif characters with a width-to-height ratio between 3:5 and 1:1 and a stroke width-to-height ratio between 1:5 and 1:10. Raised characters or symbols shall have a height of between 5/8 inch and 2 inches. Signage shall be installed in approved locations adjacent to office entrances.

(l) **ALARMS:**

In all new construction, and in existing buildings where the fire alarm system is being replaced or installed, the fire alarm system is required to have the following:

- (1) (Noncoded) audible and visible alarm devices in accordance with the National Fire Protection Association (NFPA) Standard No. 72G
- or
- (2) (Noncoded) audible and visible alarm devices in accordance with association (NFPA) Standard No. 72G and an equivalent specialized warning system for the hearing impaired. When utilizing visible alarm devices, the indirect primary signaling

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method is recommended to be used. Also, notification characteristics of the audible and visual alarm devices shall be in accordance with NFPA 72G.

(m) **DRINKING FOUNTAINS:**

The Lessor shall provide a minimum of one chilled drinking fountain within every 150 feet of travel distance on each floor of office space. Approximately 50 percent or at least 1 (whichever is greater) of the water fountains on each floor must be accessible to the handicapped. Accessible fountains shall have spouts and hand-operated controls which are front-mounted and no higher than 36 inches above the finished floor. The spout shall provide water flowing at least 4 inches high in a trajectory parallel or nearly parallel to the front of the unit. Accessible fountains shall meet the "Handicapped Accessibility" subparagraph entitled "Controls." Accessible wall and post mounted units shall have a clear knee space between the bottom of the apron and the floor at least 27 inches high, 30 inches wide, and 17 to 19 inches deep. Units shall have a minimum clear space of 30 inches by 48 inches to allow forward wheelchair approach. Units not having free space under them shall have a clear floor space of 30 inches by 48 inches to allow a side approach from a person in a wheelchair.

(n) **STORAGE FACILITIES:**

If storage facilities such as cabinets, shelves, or closets are provided in accessible spaces, at least one of each type shall have the following specifications. A clear floor space at least 30 inches by 48 inches shall be provided that allows either a forward or parallel approach by a person in a wheel chair. Hardware shall be installed in accordance with the controls paragraph. Accessible storage spaces shall have a reach range no lower than 9 inches from the floor and no higher than 54 inches from the floor.

(o) **ASSEMBLY AREAS:**

(1) If places of assembly are provided in accessible areas, they shall comply with the following table:

CAPACITY OF SEATING AND ASSEMBLY AREAS			NUMBER OF REQUIRED WHEELCHAIR LOCATIONS
< than 50			1
50	-	75	3
76	-	100	4
101	-	150	5
151	-	200	6
201	-	300	7
301	-	400	8
401	-	500	9
501	-	1000	2% of total
> 1000			20 plus 1 for each 100 over 1000

(2) Assembly areas with audio amplification equipment shall have a listening system for a reasonable number of people, but no fewer than two, with a severe hearing loss. A clear, level floor space of 60 inches by 66 inches for side access seating or 48 inches by 66 inches for forward/rear access seating shall be provided.


(p) **SEATING AND WORK SURFACES:**

If built in seating or work surfaces are provided in accessible areas, then 5 percent or at least one of each type shall be made accessible. Tops of work surfaces shall be 28 inches to 34 inches from the floor. Knee spaces shall be at least 27 inches high, 30 inches wide, and 19 inches deep.

(q) **TOILET ROOMS:**

(1) Accessible toilet rooms shall be on accessible routes, have accessible doors, and have unobstructed maneuvering clearances at least 5 feet in diameter which may overlap the clear space required by other accessible features. At least one standard accessible toilet stall with the following features and clearances shall be provided in each accessible toilet room:

- (i) Accessible toilet rooms shall be identified with the international symbol of accessibility, located on the latch side of the door at a height of 55 inches minimum and 66 inches maximum.
- (ii) A stall shall have a clear floor area with dimensions at least 60 inches wide and 58 inches deep for wall mounted closets or 59 inches deep for floor mounted closets.
- (iii) A stall door shall be located in the corner opposite the toilet and shall not swing over the stall's minimum clear floor area.

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- (iv) The top center of the toilet seat shall be located 17 to 19 inches above the floor and 18 inches from a side stall wall. Seats shall not be sprung to return to a lifted position.
 - (v) Two sturdy grab bars with a minimum diameter of 1 1/4 to 1 1/2 inches shall be mounted 1 1/2 inches from the wall and parallel to the floor at a height of 33 to 36 inches. One bar shall be at least 3 feet long, run above the toilet, and begin at a maximum of 6 inches from the corner adjacent to the toilet. The second bar shall begin at a maximum of 12 inches from the corner adjacent to the toilet and run to a point at least 54 inches from the rear wall. Bars shall be unobstructed and free of sharp or abrasive edges.
 - (vi) Toilet paper dispensers having an unrestricted paper flow shall be located within reach and at least 19 inches above the floor.
 - (vii) Flush controls shall be automatic or hand operated and mounted on the wide side of toilet areas no more than 44 inches above the floor.
- (2) In instances of initial alterations work where provisions for a standard accessible stall are structurally impracticable or where plumbing code requirements prevent combining existing stalls to provide space, an alternate stall may be provided. Alternate stalls shall have the following minimum substitute features and clearances:
- (i) A clear floor area shall have dimensions at least 36 inches wide and 66 inches deep for wall mounted closets or 69 inches deep for floor mounted closets. Bars shall be mounted on each side, begin at a maximum of 12 inches from the rear wall, and run to a point at least 54 inches from the rear wall.
- or
- (ii) A clear floor area shall have dimensions at least 48 inches wide and 66 inches deep for wall mounted closets or 69 inches deep for floor mounted closets. One bar shall be at least 3 feet long, run above the toilet, and begin at a maximum of 6 inches from the corner adjacent to the toilet. The second bar shall begin at a maximum of 12 inches from the corner adjacent to the toilet and run to a point at least 54 inches from the rear wall.
- (3) Where urinals are provided, at least one shall be accessible. Accessible urinals shall be stall-type or wall-hung with an elongated rim at a maximum of 17 inches above the floor, shall have automatic or hand operated flush controls no more than 44 inches above the floor, and shall have a clear floor space 30 inches by 48 inches for forward approach. Privacy shields that do not extend beyond the front edge of the urinal rim may be provided with 29 inches clearance between them.
- (4) Where lavatories, mirrors, controls, dispensers, receptacles, or other equipment is provided, at least one of each shall be accessible to the handicapped. Accessible mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 inches from the floor. Accessible lavatories shall be mounted with the rim or counter surface no higher than 34 inches and the lower front edge at least 29 inches above the finished floor. Accessible lavatories shall have a knee clearance at least 8 inches deep and 27 inches high, a toe clearance at least 9 inches high, and a clear forward approach at least 30 inches wide and 48 inches deep which extends 17 to 19 inches underneath the lavatory. Accessible lavatories shall have accessible faucet controls. Self-closing faucet valves must remain open at least 10 seconds. In the area beneath all lavatories, there shall be no sharp or abrasive surfaces. Hot water and drain pipes shall be insulated or covered and protrude no more than 6 inches from the wall.

4.11 LANDSCAPING

Where topographical conditions permit, the site shall be landscaped with trees and shrubbery. The Contracting Officer shall approve the landscaping to be provided.

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5.0 ARCHITECTURAL FINISHES

5.1 LAYOUT AND FINISHES

All required finish selection samples must be provided within 3 days of the request for such by the Contracting Officer. GSA shall deliver layout drawings and necessary finish selections to the Lessor within 30 days after award or after receipt of plans and samples whichever is later.

* except as may be modified to meet the Government's request

5.2 CEILINGS AND INTERIOR FINISHES (SEP 1991)

Ceilings must be at least 8 feet and no more than 11 feet measured from floor to the lowest obstruction. *Areas with raised flooring must maintain these ceiling height limitations above the finished raised flooring. The ceiling must have a minimum noise reduction coefficient (NRC) of 0.60 and a minimum Sound Transmission Class (STC) of 40 throughout the Government occupied space. Bulkheads and hanging or surface mounted light fixtures which impede traffic ways shall be avoided.

Ceilings must be a flat plane in each room and suspended with fluorescent recessed fixtures and finished as follows unless an alternate finish is approved by the Contracting Officer:

- Restrooms: plaster or pointed and taped gypsum board.
- Offices and Conference Rooms: mineral and acoustical tile or lay in panels with textured or patterned surface and tegular edges or equivalent quality to be approved by the Contracting Officer.
- Corridors and Eating/Galley Areas: plaster or pointed and taped gypsum board or mineral acoustical tile.

5.3 WALL COVERINGS (SEP 1991)

PHYSICAL REQUIREMENTS:

Selected offices and conference rooms as specified below are to be covered with wood paneling or textile covering to be approved by the Contracting Officer.

NONE

Prior to occupancy all restrooms offered to comply with the restroom fixture schedule of this solicitation must have ceramic tile in splash areas and vinyl wall covering not less than 13 ounces per square yard as specified in FS CCC-W-408C on remaining wall areas or equivalent quality as approved by the Contracting Officer, unless an alternate finish is approved by the Contracting Officer.

Prior to occupancy all elevator areas which access the Government's leased space, hallways within or accessing the Government's leased space and eating/galley areas within the Government's leased space are to be covered with vinyl wall coverings not less than 22 ounces per square yard as specified in FS CCC-W-408C, or equivalent quality as approved by the Contracting Officer, unless an alternate finish is approved by the Contracting Officer.

REPLACEMENT:

All wall covering is to be maintained in "like new" condition for the life of the lease. Wall covering must be replaced or repaired at the Lessor's expense, including moving and replacing furnishings, (except where wall covering has been damaged due to the negligence of the Government), anytime during the occupancy by the Government if it is torn, peeling or permanently stained; the ceramic tile in the restrooms must be replaced or repaired if it is loose, chipped, broken or permanently discolored. All repair and replacement work is to be done after working hours.

SAMPLES:

The Lessor is to provide at least 3 samples of each type of wall covering to be installed for selection by the Contracting Officer.

5.4 PAINTING (Cycle Painting at Lessor's Expense)

All painted surfaces, including any partitioning installed by the Government or Lessor after Government occupancy, must be repainted after working hours at Lessor expense at least every 5 years. This includes moving and return of furniture. Public areas must be painted at least every 3 years.

5.5 DOORS: EXTERIOR (DEC 1992)

Exterior doors must be heavy duty, full flush, hollow steel construction, solid core wood, or insulated tempered glass. Wood doors shall be at least 1 1/4 inches thick. Exterior doors shall be weather-tight and open outward. Hinges, pivots, and pins shall be installed in a manner which prevents removal when the door is closed and locked.

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5.6 DOORS: INTERIOR (SEP 1991)

Doors must have a minimum clear opening of 32 inches by 80 inches. Hollow core wood doors are not acceptable. They must be solid-core natural wood, veneer faced or equivalent finish as approved by the Contracting Officer.

5.7 DOORS: HARDWARE (DEC 1992)

Doors shall have door handles or door pulls with heavy weight hinges. All doors shall have corresponding door stops (wall or floor mounted). All public use doors and toilet room doors shall be equipped with kick plates. All door entrances from public corridors and exterior doors shall have automatic door closers. All door entrances from public corridors, exterior doors and other doors designated by the Government shall be equipped with 5-pin, tumbler cylinder locks and strike plates. All locks shall be master keyed. The Government shall be furnished with at least two master keys for each lock.

5.8 DOORS: IDENTIFICATION

Door identification shall be installed in approved locations adjacent to office entrances. The form of door identification must be approved by the Contracting Officer.

5.9 PARTITIONS: GENERAL

Partitions and dividers must be provided as outlined below. Partitioning requirements may be met with existing partitions if they meet the Government's standards and layout requirements.

5.10 PARTITIONS: PERMANENT (SEP 1991)

Permanent partitions must be provided as necessary to surround stairs, corridors, elevator shafts, toilet rooms, janitor closets, and the Government-occupied premises from other tenants on the floor.

5.11 PARTITIONS: SUBDIVIDING (JUN 1994)

(a) Office subdividing partitions shall comply with local requirements. Partitioning must be designed to provide a Sound Transmission Class (STC) of 40. Partitioning shall be installed by the Lessor at locations to be determined by the Government. The partitioning shall extend from the finished floor to the finished ceiling. Any demolition of existing improvements which is necessary to satisfy the Government's layout shall be done at the Lessor's expense.

(b) Partitions may be prefinished or taped and painted. HVAC must be rebalanced and lighting repositioned, as appropriate, after installation of partitions.

5.12 FLOOR COVERING AND PERIMETERS (DEC 1991)

Floor covering shall be either resilient flooring or carpet, except as otherwise specified in this solicitation. Floor perimeters at partitions must have wood, rubber, vinyl, or carpet base. Exceptions must be approved by the Contracting Officer.

OFFICE AREAS:

Prior to occupancy, carpet or carpet tiles must cover all office areas partitioned or unpartitioned, including interior hallways and conference rooms. The use of existing carpet may be approved by the Contracting Officer; however, existing carpet must be shampooed before occupancy and must meet the static buildup requirement for new carpet.

SPECIALTY AREAS:

Resilient flooring is to be used in reproduction rooms, storage, file and other specialty rooms. The Offeror shall provide the Government with a minimum of 3 different color samples. The sample and color must be approved by GSA prior to installation. No substitutes may be made by the Offeror after sample selection.

TOILET AND SERVICE AREAS:

Terrazzo, unglazed ceramic tile, and/or quarry tile shall be used in all toilet and service areas unless another covering is approved by the Contracting Officer.

CARPET - SAMPLES:

When carpet must be newly installed or changed, the Offeror shall provide the Government with a minimum of 3 different color samples. The sample and color must be approved by GSA prior to installation. No substitutes may be made by the Offeror after sample selection.

CARPET - INSTALLATION:

Carpet must be installed in accordance with manufacturing instructions to lay smoothly and evenly.

CARPET - REPLACEMENT*

Carpet shall be replaced at least every 10 years during Government occupancy or any time during the lease when:

* Backing or underlayment is exposed.

* The Lessor will only be required to provide carpet equal to the minimum requirements of this SFO for replacement.

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- There are noticeable variations in surface color or texture.

Replacement includes moving and return of furniture.

RESILIENT FLOORING - REPLACEMENT:

The flooring shall be replaced by the Lessor at no cost to the Government prior to or during Government occupancy when it has

- Curls, upturned edges, or other noticeable variations in texture.

5.13 CARPET: BROADLOOM (SEP 1991)

Any carpet to be newly installed must meet the following specifications:

- Pile Yarn Content: staple filament or continuous filament branded by a fiber producer (Allied, Dupont, Monsanto, BASF, woolblend), soil-hiding nylon or wool nylon blends.
- Carpet pile construction: level loop, textured loop, level cut pile, or level cut/uncut pile.
- Pile weight: 26 ounces per square yard is the minimum for level-loop or textured-loop construction. 32 ounces per square yard is the minimum for level-cut/uncut construction.
- Secondary back: jute or synthetic fiber for glue-down installation.
- Density: 100 percent nylon (loop and cut pile) -- minimum of 4000; other fibers, including blends and combinations -- minimum of 4500.

5.14 CARPET TILE (SEP 1991)

Any carpet to be newly installed must meet the following specifications:

- Pile Yarn Content: staple filament or continuous filament branded by a fiber producer (Allied, Dupont, Monsanto, BASF), soil-hiding nylon.
- Carpet pile construction: tufted level loop, level cut pile, or level cut/uncut pile.
- Pile weight: 26 ounces per square yard is the minimum for level loop and cut pile. 32 ounces per square yard is the minimum for plush and twist.
- Secondary back: PVC, EVA (ethylene vinyl acetate), polyurethane, polyethylene, bitumen or olefinic hardback reinforced with fiberglass.
- Total weight: minimum of 130 ounces per square yard.
- Density: 100 percent nylon (loop and cut pile) -- minimum of 4000; other fibers, including blends and combinations -- minimum of 4500.
- Pile height: minimum of 1/8 inch.
- Static buildup: maximum of 3.5 KV, when tested in accordance with AATCC-134.
- Carpet construction: minimum of 64 tufts per square inch.

5.15 RESILIENT FLOORING (SEP 1991)

In addition to reproduction, file, and storage rooms, resilient flooring shall be used in the specialty rooms listed below:

TBD

5.16 ACOUSTICAL REQUIREMENTS

REVERBERATION CONTROL:

Ceilings in carpeted space shall have a Noise Reduction Coefficient (NRC) of not less than 0.55 in accordance with ASTM C-423. Ceilings in offices, conference rooms, and corridors having resilient flooring shall have an NRC of not less than 0.65.

AMBIENT NOISE CONTROL:

Ambient noise from mechanical equipment shall not exceed Noise Criteria curve (NC) 35 in accordance with the ASHRAE Handbook in offices and conference rooms; NC 40 in corridors, cafeterias, lobbies, and toilets; NC 50 in other spaces.

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NOISE ISOLATION:

Rooms separated from adjacent spaces by ceiling-high partitions (not including doors) shall not be less than the following Noise Isolation Class (NIC) Standards when tested in accordance with ASTM E-336:

conference rooms: NIC-40
offices: NIC-35

CERTIFICATION:

The Contracting Officer may require at no cost to the Government, a certification attesting that acoustical requirements have been met. Certification must be accompanied by test reports by a qualified acoustical consultant verifying requirements for control of ambient noise and noise isolation.

The requirements of this Acoustical Requirements paragraph shall take precedence over any additional specifications in this solicitation if there is a conflict.

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5.17 WINDOW COVERINGS (SEP 1991)

WINDOW BLINDS:

All exterior windows shall be equipped with window blinds. The blinds may be aluminum or plastic vertical blinds or horizontal blinds with aluminum slats of 1 inch width or less. The use of any other material must be approved by the Contracting Officer. The window blinds must have non-corroding mechanisms and synthetic tapes. Color selection will be made by the Contracting Officer.

If requested, _____ approved



5.18 BUILDING DIRECTORY

A tamper proof directory with lock shall be provided in the building lobby listing all Government agencies. It must be acceptable to the Contracting Officer.

5.19 FLAG POLE

If the Government is the sole occupant of the building, a flagpole shall be provided at a location to be approved by the Contracting Officer. The flag will be provided by the Government. This requirement may be waived if determined inappropriate by GSA.

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6.0 MECHANICAL, ELECTRICAL, PLUMBING

6.1 MECHANICAL, ELECTRICAL, PLUMBING: GENERAL

The Lessor shall provide and operate all building equipment and systems in accordance with applicable technical publications, manuals, and standard procedures. Mains, lines, and meters for utilities shall be provided by the Lessor. Exposed ducts, piping, and conduits are not permitted in office space.

6.2 DRINKING FOUNTAINS

The Lessor shall provide, on each floor of office space, a minimum of one chilled drinking fountain within every 150 feet of travel distance.

6.3 TOILET ROOMS (JUN 1993)

- (a) Separate toilet facilities for men and women shall be provided on each floor occupied by the Government in the building. The facilities must be located so that employees will not be required to travel more than 150 feet on one floor to reach the toilets. Each toilet room shall have sufficient water closets enclosed with modern stall partitions and doors, urinals (in men's room), and hot (set at 105°F, if practical) and cold water. Water closets and urinals shall not be visible when the exterior door is open.
- (b) Each main toilet room shall contain the following equipment:
 - (1) A mirror above the lavatory.
 - (2) A toilet paper dispenser in each water closet stall, that will hold at least two rolls and allow easy, unrestricted dispensing.
 - (3) A coat hook on inside face of door to each water closet stall and on several wall locations by lavatories.
 - (4) At least one modern paper towel dispenser, soap dispenser and waste receptacle for every two lavatories.
 - (5) A coin operated sanitary napkin dispenser in women's toilet rooms with waste receptacle for each water closet stall.
 - (6) Ceramic tile or comparable wainscot from the floor to a minimum height of 4 feet 6 inches.
 - (7) A disposable toilet seat cover dispenser.
 - (8) A counter area of at least 2 feet in length, exclusive of the lavatories (however, it may be attached to the lavatories) with a mirror above and a ground fault interrupt type convenience outlet located adjacent to the counter area.
- (c) See subparagraph (q), titled Toilet Rooms of the Handicapped Accessibility (JUN 1993) paragraph in Section 4, titled General Architectural.

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6.4 TOILET ROOMS: FIXTURE SCHEDULE (JUN 1994)

The toilet fixture schedules specified below shall be applied to Each full floor based on one person for each 135 occupiable square foot of office space in a ratio of 50 percent men and 50 percent women.

Refer to the schedule separately for each sex.

NUMBER OF MEN/WOMEN		WATER CLOSETS	LAVATORIES
1	15	1	1
16	35	2	2
36	55	3	3
56	80	4	3
81	80	4	4
81	90	5	4
91	110	5	5
111	125	6	5
126	150	6	**
> 150		***	
* In men's facilities, urinals may be substituted for 1/3 of the water closets specified.			
** Add one lavatory for each 45 additional employees over 125.			
*** Add one water closet for each 40 additional employees over 150.			

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6.5 JANITOR CLOSETS

Janitor closets with service sink, hot and cold water, and ample storage for cleaning equipment, materials, and supplies shall be provided on all floors. Janitor closets shall have door(s) fitted with an automatic deadlocking latch bolt with a minimum throw of 1/2 inch.

Non-Building Standard Heating and Air Conditioning will

(a) be installed by the Lessor, at the Government's expense.

(a) Thermostats shall be set to maintain temperatures between 65°F and 70°F during the heating season and between 76°F and 80°F during the cooling season. These temperatures must be maintained throughout the leased premises and service areas, regardless of outside temperatures, during the hours of operation specified in the lease.

(b) During non working hours, heating temperatures shall be set no higher than 55°F and air conditioning will not be provided. Thermostats shall be secured from manual operation by key or locked cage. A key shall be provided to the GSA Field Office Manager.

(c) Heating systems shall not be operated to maintain temperatures above 70°F, and cooling systems shall not be operated to achieve temperatures below 76°F. Heating energy shall not be used to achieve the temperature specified for cooling, and cooling energy shall not be used to achieve the temperature specified for heating.

(d) Areas having excessive heat gain or heat loss, or affected by solar radiation at different times of the day, shall be independently controlled. In the event excess heat gain or heat loss results from the Government's

use and/or occupancy, the additional mechanical work will be considered above or Non-

(e) ZONE CONTROL:

Individual thermostat control shall be provided for office space with control areas not to exceed 2000 occupiable square feet. Areas which routinely have extended hours of operation shall be environmentally controlled through dedicated heating and air-conditioning equipment. Special purpose areas (such as photocopy centers, large conference rooms, etc.) with an internal load in excess of 5 tons shall be independently controlled. Concealed package air-conditioning equipment shall be provided to meet localized spot cooling of tenant special equipment. Portable space heaters are prohibited from use.

(f) EQUIPMENT PERFORMANCE:

Temperature control for office spaces shall be assured by concealed central heating and air-conditioning equipment. The equipment shall maintain space temperature control over a range of internal load fluctuations of plus 0.5 Watt/sq.ft. to minus 1.5 Watts/sq.ft. from initial design requirements of the tenant.

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Non-Building Standard Ventilation will be installed by the Lessor, at

VENTILATION (JUN 1994) the Government's expense.

During working hours in periods of heating and cooling, ventilation shall be provided in accordance with ASHRAE Standard 62, Ventilation for Acceptable Indoor Air Quality.

6.8 VENTILATION: TOILET ROOMS (DEC 1993)

Toilet rooms shall be properly exhausted, with a minimum of 10 air changes per hour.

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6.9 ELECTRICAL: GENERAL (SEP 1991)

The Lessor shall be responsible for meeting the applicable requirements of local codes and ordinances. When codes conflict, the more stringent standard shall apply. Main service facilities will be enclosed. The enclosure may not be used for storage or other purposes and shall have door(s) fitted with an automatic deadlocking latch bolt with a minimum throw of 1/2 inch. Distribution panels must be circuit breaker type with 10 percent spare power load and circuits. Utility costs for specialty items, including but not limited to, Non-Building Standard HVAC and UPS systems will be at the Government's expense.

6.10 ELECTRICAL: DISTRIBUTION (JUN 1994)

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(a) Convenience outlets shall be installed on the basis of a maximum of 8 outlets per 20-amp circuit.

(b) Each workstation shall contain at least 1 orange-bodied or other specially designed receptacle with isolated-ground capability. Such receptacles shall not exceed in number 4 per 20-amp. circuit, and shall be installed in accordance with the September 21, 1983 edition of Federal Information Processing Standards pub. 94.

(c) The Lessor shall ensure that electrical outlets and associated wiring are concealed by a method acceptable to the Contracting Officer. Raceways and outlets shall be concealed except when surface-mounting is approved by the Contracting Officer.

(d) At the discretion of the Contracting Officer, stand-alone power poles (or, in the case of systems furniture, systems-furniture power poles) may be used to provide electrical service to work stations.

(e) All floors shall have 120/208-volt, 3-phase, 4-wire with bond, 60-hertz electrical service available. Duplex outlets shall be circuited separately from the lighting. All branch-circuit wiring shall consist of copper conductors. Conductors for branch circuits shall be sized to prevent voltage drop exceeding 3 percent at the farthest receptacle.

6.11 ELECTRICAL: DISTRIBUTION COMBINATION (JUN 1994)

(a) All floors shall have 120/208-volt, 3-phase, 4-wire with bond, 60-hertz electric service available. Duplex outlets shall be circuited separately from the lighting. All branch-circuit wiring shall consist of copper conductors. Conductors for branch circuits shall be sized to prevent voltage drop exceeding 3 percent at the farthest receptacle.

6.12 ELECTRICAL: ADDITIONAL DISTRIBUTION SPECIFICATIONS

If the Offeror proposes that building maintenance will be the responsibility of the Government, the Lessor shall provide duplex utility outlets in toilets, corridors, and dispensing areas for maintenance purposes at no cost to the Government. Fuses and circuit breakers shall be plainly marked or labeled to identify circuits or equipment supplied through them.

6.13 TELEPHONE: DISTRIBUTION AND EQUIPMENT (JUN 1994)

(a) The Lessor shall ensure that all outlets and associated wiring used to transmit telecommunication (voice) service to the workstation will be safely concealed in floor ducts, walls, or columns. Wall outlets shall be provided with rings and pull strings to facilitate the installation of cable.

(b) The Government reserves the right to provide its own telecommunication (voice) service in the space to be leased. The Government may contract with another party to have inside wiring and telephone equipment installed. Telecommunication switchrooms, wire closets, and related spaces shall be enclosed. The enclosure shall not be used for storage or other purposes and shall have door(s) fitted with an automatic deadlocking latch bolt with a minimum throw of 1/2 inch.

6.14 DATA DISTRIBUTION (JUN 1994)

The Lessor shall ensure that data outlets and the associated wiring used to transmit data to workstations will be safely concealed in floor ducts, walls, columns, or below access flooring. Wall-mounted outlets shall be provided with rings and pull strings to facilitate the installation of the data cable. The Government shall at its expense be responsible for purchasing and installing said cable. When cable consists of multiple runs, the Lessor shall provide cable trays to insure that Government-provided cable does not come into contact with suspended ceilings. Cable trays shall be ladder-type, and shall form a loop around the perimeter of the Government-occupied space such that the horizontal distance between individual drops does not exceed 30 feet.

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6.15 ELECTRICAL, TELEPHONE, DATA FOR SYSTEMS FURNITURE (JUN 1994)

Tenant shall be responsible for paying for these items out of the allowance:

- (a) Separate data, telephone, and electric junction boxes will be provided for the base feed connections to Government-provided modular or systems furniture, when such feeds are supplied via wall outlets or floor penetrations. When overhead feeds are used, junction boxes shall be installed for electrical connections. Raceways will be provided throughout the furniture panels to distribute the electrical, telephone, and data cable. The Lessor shall provide all electrical service wiring and connections to the furniture at designated junction points. A set consisting of 1 data junction box, 1 telephone junction box, and 1 electrical junction box shall comprise a cluster group. Each electrical junction shall contain an 8-wire feed consisting of 3 general-purpose 120-volt circuits with 1 neutral and 1 ground wire, and a 120-volt isolated-ground circuit with 1 neutral and 1 isolated-ground wire. A 20-amp. circuit shall have no more than 8 general-purpose receptacles or 4 isolated-ground "computer" receptacles. The isolated-ground "computer" circuits shall be installed in accordance with the September 21, 1983 edition of Federal Information Processing Standards pub 94.
- (b) The Government shall be responsible for providing data and telecommunications cable. Said cable shall be installed and connected to systems furniture by the Lessor/contractor with the assistance and/or advice of the Government or computer vendor. Wall-mounted data and telephone junction boxes will be provided, which shall include rings and pull strings designed to facilitate the installation of cable. The Lessor shall provide a means of distributing the cable via a system of ladder-type cable trays which shall form a loop around the perimeter of the Government-occupied space. Said ladder trays shall provide access to both telecommunications data closets and telephone closets, and shall be located such that they are within a 30-foot horizontal distance of any single drop.

6.16 LIGHTING: INTERIOR (JUN 1994)

Tenant shall be responsible for paying these items out of allowance:

- (a) Modern low brightness, parabolic type 2' x 4' or 2' x 2' fluorescent fixtures using no more than 2.0 watts/occupiable square foot shall be provided. Such fixtures shall be capable of producing and maintaining a uniform lighting level of 50 foot-candles at working surface height throughout the space. A lighting level of at least 20 foot-candles at foot level should be maintained in corridors providing ingress and egress to the Government leased space. One to 10 foot-candles or minimum levels sufficient to ensure safety should be maintained in other non-working areas. When the space is not in use by the Government, interior and exterior lighting, except that essential for safety and security purposes, shall be turned off.
- (b) Building entrances and parking areas must be lighted. Ballasts are to be rapid-start, thermally protected, voltage regulating type, UL listed and ETL approved.
- (c) Outdoor parking areas shall have a minimum of 1 foot-candle of illumination. Indoor parking areas shall have a minimum of 10 foot-candles level illumination.

6.17 SWITCHES (JUN 1994)

Tenant shall be responsible for paying for these items out of allowance:


Switches shall be located on columns or walls by door openings in accordance with the "Controls" subparagraph of the paragraph entitled "Handicapped Accessibility" in the "General Architectural" section of this solicitation. No more than 1000 occupiable square feet of open space shall be controlled by one light switch.

6.18 ADDITIONAL ELECTRICAL CONTROLS

If the Offeror proposes that the Government pay separately for electricity, no more than 500 square feet of office may be controlled by one switch or automatic light control and must be provided to all space on the Government meter, either through a building automation system, time clock, occupant sensor, or other comparable system acceptable to the Contracting Officer.

6.19 ELEVATORS (JUN 1994)

- (a) The Lessor shall provide suitable passenger and freight elevator service to all GSA-leased space not having ground level access. Service shall be available during the hours specified in the paragraph entitled "Normal Hours" in the "Services, Utilities, Maintenance" section of this solicitation. However, one elevator shall be available at all times for Government use. GSA will be given 24-hour advance notice if the service is to be interrupted more than 1½ hours. Interruption shall be scheduled for minimum inconvenience.
- (b) **ENTRANCE:**
The elevator entrance should provide a clear opening of at least 36 inches. The inside measurements shall be a minimum of 51 inches deep and 68 inches wide.

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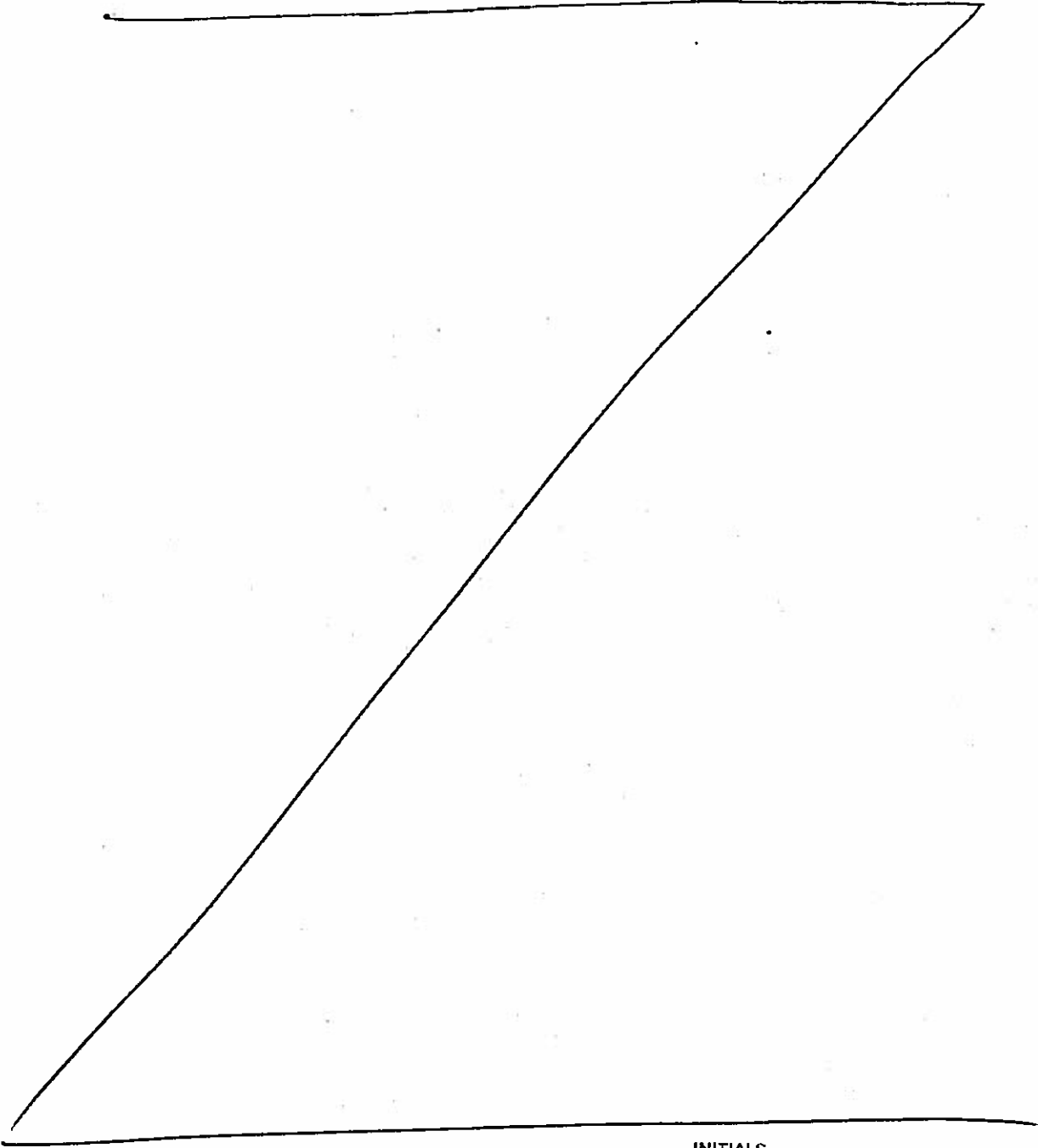
(c) CALL BUTTONS:

See the "Controls" subparagraph of the paragraph entitled "Handicapped Accessibility" in the "General Architectural" section of this solicitation.

(d) When Government occupancy is 3 or more floors above grade, automatic elevator emergency recall is required.

(e) SPEED:

The passenger elevators must have a capacity to transport in 5 minutes 15 percent of the normal population of all upper floors (based on 125 occupiable square feet per person). Further, the dispatch interval between elevators during the up-peak demand period should not exceed 35 seconds.



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7.0 SERVICES, UTILITIES, MAINTENANCE

7.1 SERVICES, UTILITIES, MAINTENANCE: GENERAL

The Lessor must have a building superintendent or a locally designated representative available to promptly correct deficiencies.

7.2 NORMAL HOURS

Services, utilities, and maintenance will be provided daily Monday - Friday, extending 8:00 am to 6:00 pm except Saturdays, Sundays, and Federal Holidays.

7.3 OVERTIME USAGE (JUN 1993) The initial overtime estimate will be \$20.00 per hour for the

(a) The Government shall have access to the leased space at all times, including the use of elevators, toilets, lights, and small building business machines without additional payment.

(b) When ordered, services shall be provided at the hourly utility rate which shall be negotiated after completion of construction documents and prior to government acceptance of Premises. Costs for labor and materials shall be paid by the Government, which costs shall be the actual costs directly incurred and acceptable to the Contracting Officer. Offeror shall provide an estimate of the hourly utility rate on a per floor and per building basis with Best and Final Offers.

(c) When the cost of service is \$2,000 or less, the service may be ordered orally. An invoice shall be submitted to the official placing the order for certification and payment. Orders for services costing more than \$2,000 will be placed using a Form 300, Order for Supplies or Services. The clauses entitled "GSAR 552.232-71 Prompt Payment (APR 1989)" and "GSAR 552.232-72 Invoice Requirements (Variation) (APR 1989)" on the GSA Form 3517, General Clauses, apply to all orders for overtime services.

(d) All orders are subject to the terms and conditions of this lease. In the event of a conflict between an order and this lease, the lease shall control.

7.4 UTILITIES

The Lessor shall ensure that utilities necessary for operation are provided and all associated costs are included as a part of the established rental rate.

7.5 MAINTENANCE AND TESTING OF SYSTEMS (DEC 1992)

The Lessor is responsible for the total maintenance and repair of the leased premises in accordance with the clause entitled "552.270-12, Maintenance of Building and Premises - Right of Entry (AUG 1992)" (see GSA Form 3517). Such maintenance and repairs include site and private access roads. All equipment and systems shall be maintained to provide reliable, energy efficient service without unusual interruption, disturbing noises, exposure to fire or safety hazards, uncomfortable drafts, excessive air velocities, or unusual emissions of dirt. The Lessor's maintenance responsibility includes initial supply and replacement of all supplies, materials, and equipment necessary for such maintenance. Maintenance, testing, and inspection of appropriate equipment and systems must be done in accordance with applicable codes, and inspection certificates must be displayed as appropriate. Copies of all records in this regard shall be forwarded to the Field Office Manager or a designated representative.

Without any additional charge, the Government reserves the right to require the Lessor or his representative to test once a year, with proper notice, such systems as fire alarm, sprinkler, emergency generator, etc. to ensure proper operation. These tests shall be witnessed by a representative of the Contracting Officer.

7.6 FLAG DISPLAY

The Lessor shall be responsible for flag display on all workdays and federal holidays. The Government will provide instructions when flags must be flown at half-staff.

7.7 SECURITY See Tab 22 of the original Offer

The Lessor shall provide a level of security which reasonably deters unauthorized entry to the space leased during non-duty hours and deters loitering or disruptive acts in and around the space leased during duty hours. An overview of the building Security Plan shall be provided at the Contracting Officer's request.

7.8 SECURITY: ADDITIONAL REQUIREMENTS

The Government reserves the right to require the Lessor to submit completed fingerprint charts and personal history statements for each employee of the Lessor as well as employees of the Lessor's contractor's or subcontractors who will provide building operating services of a continuing nature for the property in which the leased space is located. The Government may also require this information for employees of the Lessor, his contractors, or subcontractors who will be engaged to perform alterations or emergency repairs for the property.

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Overview of Building Security

The building security plan has been developed to reasonably deter unauthorized entry to the space after normal business hours through the installation of an electronic access control system. This system will generally consist of card reader controls on the main entrance and garage/loading dock doors. The second stair egress door will include an alarm and sensor. The system, including emergency telephones in the elevator and the building fire alarm and sprinkler systems, will have the capability to be monitored 24 hours a day, 7 days a week by a remote UL rated central station under separate contract between the Lessor and Government.

CCTV cameras covering all entrances and exits that can be monitored by the Secret Service guard will be included to deter loitering and disruptive acts during normal business hours.

Per the SFO, these security measures including future access rough-ins for the tenant system will be paid for out of the \$50,000.00 security allowance listed in Attachment #2 of the SFO.

In addition to the measures listed above pursuant to the SFO, we expect to include a number of elements in the building designed to resist bomb attacks as outlined in Exhibit "A" of the SFO. Solutions to resisting potential attacks are not cut and dried. We have worked with a nationally recognized expert in the field of blast resistance in preparing our bid and believe the cost to add these elements can be many hundreds of thousands of dollars. The criteria listed in the SFO is subject to over design without thoughtful dialogue between the Lessor and Government. Items for consideration when deciding how to harden the building include but are not limited to special glazing, enhancing the size and strength of certain structural elements, adding containment walls at the lobby and loading dock, adding spandrel beams along the building perimeter and installing stand-off structures outside of the building. The ultimate design of these elements will require a team effort between GSA and the Lessor.

Use or disclosure of the data contained on this sheet is subject to the restrictions on the title page or quotation.

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If required, the Contracting Officer will furnish the Lessor with form FD-258, "Fingerprint Chart" and Form 176, "Statement of Personal History" to be completed for each employee and returned by the Lessor to the Contracting Officer or his designated representative within 10 working days from the date of the written request to do so. Based on the information furnished, the Government will conduct security checks of the employees. The Contracting Officer will advise the Lessor in writing if an employee is found to be unsuitable or unfit for his assigned duties. Effective immediately, such an employee cannot work or be assigned to work on the property in which the leased space is located. The Lessor will be required to provide the same data within 10 working days from the addition of new employee(s) to the work force. In the event the Lessor's contractor/subcontractor is subsequently replaced, the new contractor/subcontractor is not required to submit another set of these forms for employees who were cleared through this process while employed by the former contractor/subcontractor. The Contracting Officer may require the Lessor to submit Form FD-258 and Form 176 for every employee covered by this clause on a 3-year basis.

7.9 JANITORIAL SERVICES

Daytime cleaning is required during "normal hours". The Government may request that all cleaning personnel be escorted in any areas designated by the Contracting Officer.

The Lessor shall maintain the leased premises, including outside areas in a clean condition and shall provide supplies and equipment. The following schedule describes the level of services intended. Performance will be based on the Contracting Officer's evaluation of results, not the frequency or method of performance.

DAILY:

Empty trash receptacles and clean ashtrays. Sweep entrances, lobbies and corridors. Spot sweep floors and spot vacuum carpets. Clean drinking fountains. Sweep and damp mop or scrub toilet rooms. Clean all toilet fixtures and replenish toilet supplies. Dispose of all trash and garbage generated in or about the building. Wash inside and out or steam clean cans used for collection of food remnants from snack bars and vending machines. Dust horizontal surfaces that are readily available and visibly require dusting. Spray buff resilient floors in main corridors, entrances and lobbies, clean elevators and escalators, remove carpet stains. Police sidewalks, parking areas and driveways. Sweep loading dock areas and platforms.

THREE TIMES A WEEK:

Sweep or vacuum stairs.

WEEKLY:

Damp mop and spray buff all resilient floors in toilets and health units. Sweep sidewalks, parking areas and driveways (weather permitting).

EVERY TWO WEEKS:

Spray buff resilient floors in secondary corridors, entrance and lobbies. Damp mop and spray buff hard and resilient floors in office space.

MONTHLY:

Thoroughly dust furniture. Completely sweep and/or vacuum carpets. Sweep storage space. Spot clean all wall surfaces within 70 inches of the floor.

EVERY TWO MONTHS:

Damp wipe toilet wastepaper receptacles, stall partitions, doors, window sills and frames. Shampoo entrance and elevator carpets.

THREE TIMES A YEAR:

Dust wall surfaces within 70 inches of the floor, vertical surfaces and under surfaces. Clean metal and marble surfaces in lobbies. Wet mop or scrub garages.

TWICE A YEAR:

Wash all interior and exterior windows and other glass surfaces. Strip and apply four coats of finish to resilient floors in toilets. Strip and refinish main corridors and other heavy traffic areas.

ANNUALLY:



Wash all venetian blinds and dust 6 months from washing. Vacuum or dust all surfaces in the building of 70 inches from the floor, including light fixtures. Vacuum all drapes in place. Strip and refinish floors in offices and secondary lobbies and corridors. Shampoo carpets in corridors and lobbies. Clean balconies, ledges, courts, areaways and flat roofs.

EVERY TWO YEARS:

Shampoo carpets in all offices and other non-public areas.

AS REQUIRED:

Properly maintain plants and lawns, remove snow and ice from entrances, exterior walks and parking lots of the building. Provide initial supply, installation and replacement of light bulbs, tubes, ballasts and starters. Replace worn floor coverings (this includes moving and return of furniture). Exterminate pests.

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7.10 SCHEDULE OF PERIODIC SERVICES

Within 60 days after occupancy by the Government, the Lessor shall provide the Contracting Officer with a detailed written schedule of all periodic services and maintenance to be performed other than daily, weekly or monthly.

7.11 BUILDING OPERATING PLAN

If the cost of utilities is not included as part of the rental consideration, Offerors shall submit a building operating plan with the offer. Such plan shall include a schedule of start-up and shutdown times for operation of each building system, such as lighting, heating, cooling, ventilation, and plumbing which is necessary for the operation of the building. Such plan shall be in operation on the effective date of the lease.

7.12 LANDSCAPE MAINTENANCE

Performance will be based on the Contracting Officer's evaluation of results and not the frequency or the method of performance. Landscape maintenance is to be performed during the growing season on a weekly cycle and will consist of watering, mowing, and policing area to keep it free of debris. Pruning and fertilization are to be done on an as needed basis. In addition, dead or dying plants are to be replaced.

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8.0 SAFETY AND ENVIRONMENTAL MANAGEMENT

8.1 GENERAL SAFETY AND ENVIRONMENTAL REQUIREMENTS (SEP 1991)

- (a) Buildings in which space is offered for lease will be evaluated by the Government to determine whether or not an acceptable level of safety is provided. This evaluation will consider the potential for loss of life, loss of federal property, and business interruption. Potential for fire growth and spread, as well as the building's ability to resist the effects of fire, will be evaluated. In addition, the building's environmental quality will be considered, including, for example, indoor air quality, the presence, location, and condition of asbestos in the space, and levels of radon in the air. Offerors shall assist the Government in its assessments and detailed studies by making available information on building operations and providing access to space for assessment and testing.
- (b) Buildings (1) having remote exits, sprinkler systems, interior finishes with low flame spread ratings, and incorporating other means to control the effects of fire and (2) that conform to general services administration guidance (which is based on Environmental Protection Agency guidance) on asbestos, radon, and indoor air quality, will generally be acceptable to the Government from a safety and environmental viewpoint. The Government will advise offerors of any actions that the Government believes to be necessary to make their space acceptable for consideration.
- (c) The Government reserves the right to request and witness tests of safety systems on no more than an annual basis.

8.2 CODE VIOLATIONS (SEP 1991)

Space offered must have a current occupancy permit issued by the local jurisdiction. Equipment, services, or utilities furnished and activities of other occupants shall be free of safety, health, and fire hazards. When hazards are detected, they must be promptly corrected at the Lessor's expense.

8.3 PORTABLE FIRE EXTINGUISHERS (SEP 1991)

Portable fire extinguishers shall be provided, inspected, and maintained by the Lessor in accordance with National Fire Protection Association (NFPA) Standard No. 10.

8.4 STANDPIPES (SEP 1991)

Standpipes shall be provided when Government occupancy is four or more floors above grade and shall conform to NFPA Standard No. 14.

8.5 SPRINKLER SYSTEM (SEP 1991)

- (a) Automatic Sprinkler requirements are as follows:

- (1) When the Government leases space on the 8th floor or above, all floors up to and including the highest floor of occupancy must be sprinklered unless the Government's evaluation of safety indicates that sufficient safety is provided without sprinklers.
- (2) All floors on which the Government occupies below grade space must be sprinklered, including garage areas leased by the Government.

- (b) Wherever required in the building, automatic sprinklers shall conform to NFPA Standard No. 13, be maintained in accordance with NFPA Standard No. 13A, have electrically supervised control valves (NFPA Standard No. 13), and have water-flow alarm switches connected to automatically notify the local fire department (NFPA Standard No. 72) or approved central station (NFPA Standard No. 71).

8.6 ENGINEERED SMOKE CONTROL SYSTEMS (SEP 1991)

Engineered smoke control systems, if present, shall be maintained in accordance with the manufacturer's recommendations.

8.7 MANUAL FIRE ALARM SYSTEMS (SEP 1991)

- (a) A manual fire alarm system shall be provided, maintained, and tested by the Lessor in accordance with NFPA Standard No. 71 and 72 in buildings which are 3 or more stories in height; in buildings occupied by 100 or more federal employees above or below grade; or in buildings containing more than 50,000 square feet gross floor area.
- (b) The fire alarm system wiring and equipment must be electrically supervised and automatically notify the local fire department (NFPA Standard No. 72) or approved central station (NFPA Standard No. 71). Emergency power must be provided in accordance with NFPA Standards No. 70 and 72.
- (c) When the Government's occupancy is on the 12th floor or above, all floors of the building shall have an emergency telephone system. This system must permit 2-way communication between a control console and any emergency telephone station. Emergency telephone stations must be provided adjacent to each stairway and exit discharge from the building, at each elevator lobby on the ground floor, and at each floor which has been designated as the one for alternate elevator recall.

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8.8 EXIT AND EMERGENCY LIGHTING

Emergency lighting must provide at least 0.5 foot-candle of illumination throughout the exit path, including exit access routes, exit stairways, or other routes such as passageways to the outside of the building. The emergency lighting system used must be such that it will operate even if the public utility power fails, except that in buildings 6 stories or less, the system may be powered from connections to separate substations or to a network system from the public utility. Automatic switching must be provided for the emergency power supply.

8.9 FIRE DOORS

Fire doors shall conform with NFPA Standard No. 80.

8.10 OSHA REQUIREMENTS (SEP 1991)

The Lessor shall provide space, services, equipment, and conditions that comply with Occupational Safety and Health Administration (OSHA) Safety and Health Standards (29 CFR 1910 and 1926).

8.11 ASBESTOS (SEP 1991)

- (a) Offers are requested for space with no asbestos-containing materials (ACM), except ACM in a stable, solid matrix (e.g., vinyl asbestos tile or asbestos cement panels) which is not damaged or subject to damage by routine operations. For purposes of this "Asbestos (SEP 1991)" paragraph, "space" includes the space offered for lease, common building areas and ventilation systems and zones serving the space offered, and the area above suspended ceilings and engineering space in the same ventilation zone as the space offered. If no offers are received for such space, the Government will consider space with thermal system insulation ACM (e.g., wrapped pipe or boiler lagging) which is not damaged or subject to damage by routine operations.
- (b) Space with ACM of any type or condition may be upgraded by the offeror to meet the conditions described in subparagraph (a) by removal of ACM not meeting those conditions. If an offer involving removal of ACM is accepted by the Government, the Lessor shall certify, prior to occupancy, the successful completion of the removal in accordance with Occupational Safety and Health Administration (OSHA), Environmental Protection Agency (EPA), Department of Transportation (DOT), State, and local regulations and guidance.
- (c) Management plan. If space is offered which contains any ACM, the offeror must submit an asbestos-related operations and maintenance plan for acceptance by the Government prior to lease award. This plan must conform to EPA guidance, be implemented prior to occupancy, and be revised promptly when conditions affecting the plan change. If asbestos abatement work is to be performed in the space after occupancy, the Lessor shall submit to the Contracting Officer the occupant safety plan and a description of the methods of abatement and reoccupancy clearance, in accordance with OSHA, EPA, DOT, State, and local regulations and guidance, at least 4 weeks prior to the abatement work.

8.12 INDOOR AIR QUALITY (SEP 1991)

- (a) The Lessor shall control contaminants at the source and/or operate the space in such a manner that the GSA indicator levels for carbon monoxide (CO), carbon dioxide (CO₂), and formaldehyde (HCHO) are not exceeded. The indicator levels for office areas are as follows: CO - 9 parts per million (PPM) time weighted average (TWA - 8-hour sample); CO₂ - 1000 PPM (TWA); HCHO - 0.1 PPM (TWA).
- (b) The Lessor shall promptly investigate indoor air quality (IAQ) complaints and shall implement controls including alteration of building operating procedures (e.g., adjusting air intakes, adjusting air distribution, cleaning and maintaining HVAC, etc.).
- (c) The Government reserves the right to conduct independent IAQ assessments and detailed studies in space it occupies, as well as in space serving the Government leased space (e.g., common use areas, mechanical rooms, HVAC systems, etc.). The Lessor shall assist the Government in its assessments and detailed studies by making available information on building operations and Lessor activities, and providing access to space for assessment and testing, if required, and implement corrective measures required by the Contracting Officer.
- (d) The Government is responsible for addressing IAQ problems resulting from its own activities.

8.13 RADON MEASUREMENT AND CORRECTIVE ACTION (JUN 1994)

(This paragraph applies to leases of more than 10,000 square feet of general purpose office space or more than 20,000 square feet of warehouse space.)

- (a) Radon levels in space leased to the Government shall not equal or exceed the Environmental Protection Agency (EPA) action level for homes of 4 picocuries per liter (pCi/l).
- (b) The successful offeror (Lessor), by responding to this solicitation, agrees upon award of this lease, to measure the premises for radon and mitigate radon levels which equal or exceed 4 picocuries per liter (pCi/l). The portion of the space proposed for lease

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to the Government that is in ground contact or closest to the ground up to and including the second floor (e.g., if space offered is on the third floor and/or above, no measurements are required) shall be measured by the Lessor for radon and the results certified on a form to be provided by the Contracting Officer upon award (see GSA Form 3516, Solicitation Provisions). Radon detectors shall be placed throughout the required area to ensure each detector covers no more than 2,000 square feet of occupiable space. Radon must be measured:

- (1) for a minimum of 90 days using either Alpha Track Detectors or Electret Ion Chambers, herein called the "Standard Test." The Lessor shall submit the certification within 30 days after the test is completed, but not later than 150 days after award, unless the Contracting Officer decides that there is not enough time for the Standard Test, in which case,
- (2) the Lessor shall measure using Alpha Track Detectors for a minimum period of 2 to 4 weeks or Charcoal Canisters or Electret Ion Chambers for a period of 2 to 3 days, herein called the "Short Test," as decided by the Contracting Officer. The Lessor shall begin the Short Test not later than 1 week after award and submit the certification not later than 7 days after the completion of the measurements. Follow-up measurements using the Standard Test, shall be completed according to the time frames in (b)(1) above.
- (c) If the space offered for lease to the Government is in a building under construction or proposed for construction, the Lessor shall perform, if possible, the Standard Test for radon before or during build-out and submit the required certification to the Contracting Officer within 30 days after the test is completed, but before Government occupancy of the space. If it is not possible to complete the Standard Test before, or during build-out, the Short Test shall be completed before occupancy and the radon certification submitted not later than 7 days after completion. In addition, the Standard Test shall be completed not later than 150 days after occupancy and the radon certification shall be submitted within 30 days after completion.
- (d) If measurements, as required by this paragraph, reveal radon levels at or above 4 pCi/l, the Lessor shall develop a plan of corrective action. The Lessor shall carry out the plan before occupancy by the Government. If the Lessor's measurements taken after Government occupancy reveal radon levels at or above 4 pCi/l, the Lessor shall develop and carry out a plan of corrective action according to (e) below, to include follow-up measurements using the Standard Test after the corrective action is completed. If the Lessor fails to exercise due diligence, or is otherwise unable to correct excessive radon levels, the Government, at its sole discretion, may terminate the lease.
- (e) The Government reserves the right to measure radon in the space it leases any time during the term of the lease. If radon at or above 4 pCi/l is detected, the Lessor shall promptly initiate corrective action to reduce the level to below 4 pCi/l. If radon at or above 200 pCi/l is detected, the Lessor shall restrict the use of the area and provide comparable temporary space, as agreed to by the Government, for the tenants until the corrective action is completed. Follow-up measurements using the Standard Test shall be conducted by the Lessor to assess the effectiveness of the corrective action. All corrective action, tenant relocation, and follow-up measurement shall be provided by the Lessor at no additional cost to the Government. The Lessor shall provide the Government with prior written notice of any proposed corrective action or tenant relocation.
- (f) All laboratory detector analyses shall be performed by a laboratory successfully participating in the EPA-sponsored radon measurement proficiency program. Actual radon measurements from the testing laboratory must also be submitted for each detector used in support of the certification.

8.14 RADON IN WATER (SEP 1991)

- (a) Two water samples constituting a sampling pair shall be taken from the same location for quality control. They shall be obtained inside the building and as near the non-public water source as is practical, in accordance with EPA's "Radon In Water Sampling Program Manual." Analysis of water samples for radon must be performed by a laboratory that uses the analytical procedures as described in EPA's "Two Test Procedures For Radon In Drinking Water."
- (b) The Lessor shall perform the necessary radon testing and submit a certification to the Contracting Officer before the Government occupies the space.
- (c) If the EPA action level is reached or exceeded, the Lessor shall institute abatement methods, such as aeration, which reduce the radon to below the EPA action level prior to occupancy by the Government, and are promptly revised when building conditions which would or do affect the program change.

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9.0 SPECIAL REQUIREMENTS

9.1 SPECIAL REQUIREMENTS - 1 PARKING

Parking for 78 vehicles must be provided within the property. A maximum of 50% stacked parking is acceptable. Access to the parking area shall be restricted to the Government. The space requirements and minimum height clearance requirements are as follows:

<u>Vehicle Type</u>	<u>Quantity</u>	<u>Minimum Space Dimensions</u>	<u>Minimum Clearance</u>
Suburban	37	18' by 9'6"	greater of 7'0" or code
Van - Type A	2	18' by 9'6"	greater of 8'9" or code
Van - Type B	8	18' by 9'6"	greater of 7'6" or code
Van - Type C	7	18' by 9'6"	greater of 7'0" or code
Motorcycles	9 (2 per space)	18' by 9'6"	greater of 6'0" or code
Sedan	15	18' by 9'6"	greater of 7'0" or code

Access to the parking area must enter/exit directly to at least one (1) public street. A public alley shall not meet this requirement. Parking shall be paid for separately and the cost of parking shall be included in the economic evaluation of offers.

9.2 SPECIAL REQUIREMENTS - 2 NO PROSPECTUS AUTHORIZATION

This is not a prospectus level procurement. To be considered by the Government, the economics of any lease offer must be below the prospectus threshold for Government leases.

9.3 SPECIAL REQUIREMENTS - 3 LOADING DOCK REQUIREMENT

Lessor must provide a loading dock area that meets applicable code requirements. The dock must contain bumpers guards. Lessor must provide exterior electric light fixtures above the door.

9.4 SPECIAL REQUIREMENTS - 4 TENANT ALLOWANCE / LESSOR MARK-UP RESTRICTION

The Tenant Allowance of \$50.00 per RSF (plus up to an additional \$15.00 per RSF to be amortized if required by the Government) is exclusive of all Offeror mark-ups and fees. Any markup for an owner's or lessor's construction management fee, or other charge above the actual competitively bid cost of construction shall be included in the base rental rate.

Tenant improvements construction shall be competitively bid either at the general contractor or subcontractor level. For bids at the general contractor level, there shall be a minimum of three (3) bidders, one (1) of which may be the Offeror or an entity controlled by the Offeror. For bids at the subcontractor level, the Lessor may act as the general contractor, with a minimum of three (3) subcontractor bids in each trade. If bidding at the subcontractor level is chosen, the general contractor's fee for overhead, profit and general conditions shall be limited to 10% of the aggregate of the subcontractor bids. The Government shall be present at the opening of all bids and shall choose the winning bidder.

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**Solicitation Attachment #1
Rate Structure**

See Attachment #1C



	Rate per Occupiable Square Foot Offered	Rate per Rentable Square Foot Offered
1. A "base" lease rate per square foot for the Base Building Shell excluding the cost of services and utilities in item 2 below, and parking in item 8 below.		
2. The annual cost per square foot for the cost of services and utilities. This equals 27A of GSA Form 1217 divided by 6A of GSA Form 1364.		
3. An annual percentage interest rate, compounded monthly, to be used by the Lessor to amortize the cost of the tenant alterations allowance over the firm term of the lease.	%	
4. The annual cost to amortize the tenant alterations allowance, such allowance being \$50.00 per occupiable square foot. Such amortization is to be compounded monthly over the firm term of the lease.		
5. A fully serviced lease rate per square foot as a summation of the amounts in items 1, 2, and 4 above.		
6. A fully serviced lease rate for the option term similar to item 5 above.		
7. The number of months of free rent being months without any payment of rent, operation expenses, or tenant alterations amortization for the firm term. Free rent, if offered, must be applied to the initial period of the firm term and/or the initial period of the option term. The corresponding value of such free rent shall be evaluated in accordance with paragraph 1.11 entitled "Price Evaluation (Present Value)".		
8. Parking rate, on an annual basis for the 78 reserved parking spaces required for the firm term of the Lease.		

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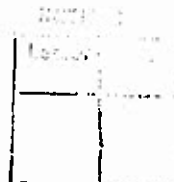
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	Rate per Occupiable Square Foot*	Rate per Rentable Square Foot**		Total Dollars Per Annum
Line 1 #	\$22.03	\$19.67	Years 1 - 5	(b) (4)
	\$22.67	\$20.25	Years 6 - 10	
	\$23.79	\$21.25	Years 11 - 15	
	\$25.98	\$23.20	Years 16 - 20	
Line 2	\$9.53	\$8.51		(b) (4)
Line 3	10%	10%		
Line 4	\$6.49	\$5.79		(b) (4)
Line 5	\$38.05	\$33.97	Years 1 - 5	(b) (4)
	\$38.70	\$34.55	Years 6 - 10	
	\$39.82	\$35.55	Years 11 - 15	
	\$42.00	\$37.50	Years 16 - 20	
Line 6	N/A	N/A		
Line 7	0	0		
Line 8	\$187,200	\$187,200	Years 1 - 10	(b) (4)
	\$187,200	\$187,200	Years 11 - 15	
	\$187,200	\$187,200	Years 16 - 20	

Includes base Real Estate Taxes and Insurance (Form 1217 - lines 28 & 29 respectively)

* Based upon 64,500 occupiable square feet.

** Based upon 72,250 rentable square feet.



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Attachment #2 - Outline Specifications

Base Building Shell Definition and Building Performance Specifications

The following specification:

1. Defines the "building shell condition" of the proposed building, beyond which the Tenant Improvement Allowance as defined in the RFP will be used for tenant build out purposes.
2. Delineates the minimum building performance criteria and design and construction standards required for the proposed building.
3. All construction shall at a minimum be performed and constructed in accordance with the latest building codes and applicable laws including, but not limited to, the Americans With Disabilities Act, and in accordance with the following specifications. In the event that a specification exceeds the minimum requirement by code, the higher and best use specification shall be constructed.
4. In the event of a conflict between this Attachment and the Solicitation for Offer, the more stringent standard shall apply as approved by the Contracting Officer.

MISCELLANEOUS ITEMS & ALLOWANCES

1. Telephone Service. Lessor will bring telephone and cable TV service into the building to the main telephone room. Two 4-inch conduits with drag lines will be installed to provide cabling access to the second floor telephone / electric room. Riser sleeves in floors above will be provided for upper floor access. Cabling for cable TV and tenant's telephone system from the main telephone room, telephone system equipment installation shall be by the Government. Telephone and data outlets as designated for the tenant areas shall consist of D-ring connector device with an access string for pulling cable. All cabling for telephone and data lines, jacks and wallplates and equipment is by the Government.
2. Satellite Dish. Lessor will provide a roof curb and area designated to receive a future satellite dish within a screened-in area on the roof. This area shall be approximately 100 sf and open to the air. The satellite dish, installation and any related equipment or cabling shall be by the Government.
3. UPS (Uninterruptable Power Source). Lessor will provide a \$50,000 allowance for a UPS system that will be located in the main electric service room in the basement/garage in a capacity sufficient to provide a 15- minute backup for the following equipment:
 - a. Government Computer System Server;
 - b. Telephone PBX System;
 - c. Security Systems (where allowed by code, i.e. egress doors must be fail safe, e.g. unlock in the event of a power failure or fire alarm activation).
4. Overhead Doors (Garage/Loading). Lessor will provide 100,000 cycle overhead doors for each of two vehicle entrances (garage and loading). Doors shall be steel framed, with factory-finished painted metal panels in a color selected by the building architect. The garage entrance will include an entry device interfaced with the building access control system, a free egress vehicle sensor loop, emergency override button and electric safety eye.

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5. **Access Control/Security System.** Lessor will provide an access control system controlling perimeter access points to include the main lobby and garage entrance. All other perimeter doors will have door alarms/sensors (two stair exits corridors to the outside and loading/service area door). The system shall include individually programmable access keys, and will include capability for interface with future tenant systems. The system will include the capability for 24-hour monitoring of the elevator emergency phones and monitoring of sprinkler and fire alarm systems which would be under separate contract arrangement between the vendor and the Government. Future access rough-ins to be provided for tenant system. Lessor shall provide an allowance of \$50,000 for access control system.

STREETSCAPE FINISHES

1. Sidewalk finishes, site furnishings, site lighting and public areas to be completed in accordance with the District of Columbia area finish specifications. In absence of sidewalk material required by the D.C. Government, public sidewalks will be a material which coordinates with the materials designated for the building facade.

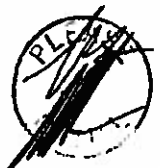
PARKING / PARKING GARAGE

1. **Parking Ratio:** See SFO Section 9.1.
2. The parking garage will be designed to provide slab-to-slab clearance heights from the garage floor to the floor above as outlined in SFO Section 9.1. Lighting, necessary ductwork, sprinkler and other plumbing and utility support items will be located to maximize the number of parking spaces available for the tenant.
3. All painting, striping, markings and signage (handicap, entrance, exit, location, directional, instructional) to be included.
4. Garage ventilation and dry sprinkler/standpipe system as required by code.
5. Garage lighting - ten (10) foot-candles minimum.

FOUNDATIONS / STRUCTURE

1. **Foundation system:**
 - As required by geotechnical test borings and report.
 - Rock excavation, off site soil and debris disposal, and imported fill if required by soil conditions.
 - Perimeter foundation wall drainage system, including perforated PVC piping, gravel, and filter fabric.
 - 5000 psi load bearing requirement for foundation system, or as dictated by structural design.
2. **Structure:**
 - Minimum 6", reinforced slab on grade with 4" gravel subbase.
 - Vapor barrier below slab and rigid insulation at below grade perimeter to achieve minimum R value of 9.0.
 - 4000 psi concrete (28 day strength). Floor slabs (on-grade and elevated) to be trowel finished to a smooth and dense top surface finish, except in areas where non-slip finish is required. Floor flatness and levelness shall meet or exceed the highest ACI specifications for the appropriate classification of concrete slabs (i.e., office).
 - Office area loading capacity: 100 psf total, provide five (5) areas (total 5,000 sf) with an upgraded loading capacity of 150 psf.
 - Structural reinforcement for Tenant's specialty item/use, including but not limited to such items as satellite dish, moving file systems, and security safes.
 - Structural reinforcement for building systems such as HVAC equipment, including but not limited to cooling towers, roof top units, chillers.

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BLAST RESISTANCE CONSTRUCTION

1. The Landlord will obtain the services of an expert in design of buildings to resist bomb blast attacks, as well as other potential "threats" to review the project design and provide recommendations. The expert is to be approved by the Tenant. The design criteria to be addressed during the design phase is listed in Exhibit "A". The following is a list of potential design elements which may be required to address these "threats":
 - Protect set back distances around the building.
 - Strengthen the building structural frame for blast resistance.
 - Provide bullet resistant glass at the first two floors.
 - Harden the lobby area for a small bomb.
 - Harden the loading dock for a delivery of a small bomb.
2. Landlord must provide that the first and second floors of the building have Level 3 Ballistic Glass installed at all exterior windows and glazed doors, and the balance of the windows in the building must have, at a minimum, laminated annealed glass.

ROOFING & WATERPROOFING

1. Roof:
 - Mechanically adhered or ballasted EPDM with 60 mil thick membrane on rigid Styrofoam board.
 - Maximum U factor: 0.05 BTU/hr/sf/°F.
 - Minimum 15 year manufacturer's warranty.
 - Structural reinforcement to support HVAC gear/components, rigging systems for exterior building maintenance (window washing, caulking, etc.) and Tenant specialty items, including but not limited to, satellite dish(es) and antennae(s).
 - Pitch pockets and other weathertight flashing for all roof penetrations.
 - Weathertight access hatch and ladder.
2. Waterproofing:
 - Bituminous damproofing and waterproofing on below grade foundation walls and around elevator and sump pits, as recommended by the geotechnical engineering reports.

EXTERIOR WALL

1. Performance:
 - Maximum wall U Value for (non-vision glass portions) : 0.07 BTU/hr/sf/°F.
 - Maximum Building OTTV: Per BOCA Energy Code requirements.
2. Wall assembly:
 - Precast with punch or strip ("ribbon") vision glass.
 - Precast per PCI MNL standards. 5000 psi pigmented portland cement concrete with exposed aggregate. Galvanized or stainless steel anchors, angles, bolts, etc.
 - Masonry - CMU/Brick - as required by the design.
 - Rigid perimeter insulation with R value as required by ASHRAE 90.1- 1989.
 - Interior side of exterior wall assembly (sills, column enclosures) shall be drywalled, taped, spackled and readied for painting to 6" above ceiling line.
3. Glass & Glazing:
 - Minimum five (5) foot wide by six (6) foot high vision glass typical (width may be variable subject to Tenant's layout design). Typical thirty (30) inch sill height.
 - 1" thick insulated glass with 1/2" air gap and thermally broken mullion system.
 - Kynar 500 or equal factory finish approved by the Contracting Officer on exposed mullions, sills, etc.
 - Performance:



- Maximum glass thermal transmission U-value: 0.30 BTU/hr/sf/°F.
 - Maximum Shading Coefficient: 0.44.
 - Visible light transmittance: 60% minimum.
 - Low E type with high reflectance; however, no mirrored glass.
4. Storefront with vestibule entries. Kynar 500 factory finish matching mullion system or equivalent approved by the Contracting Officer.

INTERIOR FINISHES

1. Main Lobby (All finishes shall be a higher grade than the upper floor lobbies, and the final finishes shall be to the extent the budget for the main lobby will allow. All finishes are to be approved by the Tenant):
 - 1st floor finished ceiling height to be a minimum twelve feet (12') AFF.
 - Upgraded flooring, stone or floor tile. Carpet with pad may be installed as insets for soft seating areas.
 - Specialty finish (stone, millwork, fabric panels, reveals, feature panels) walls and wall base.
 - Specialty lighting (wall washing, pendants, sconces, indirect cove, etc.).
 - Vaulted Gypsum board ceilings.
 - Solid core stain grade premium grade wood doors with hollow metal frames (KD frames typical, welded frames for 2 hour B label door assemblies) for all doors. Mortise hardware and locksets as required by code and Tenant. (Mortise locksets must accept Medeco 32-0200 interchangeable cores.)
 - Building Directory, to be approved by the Tenant.
 - Separate HVAC system.
 - Lessor will provide an access control system.
2. Typical Floor Lobbies / Core Corridors:
 - Carpet floor covering as required by Tenant.
 - Gypsum board ceilings and/or lay-in acoustical tile ceilings as approved by Tenant.
 - Lighting - fluorescent downlights with reflectors & trim.
 - Solid core stain grade premium grade wood doors with hollow metal frames (KD frames typical, welded frames for 2 hour B label door assemblies) for all core doors. Mortise hardware and locksets as required by code and Tenant. (Mortise locksets must accept Medeco 32-0200 interchangeable cores.)
 - Polymix paint with vinyl or carpet wall base.
 - Separate HVAC zone
 - GWB partition from slab-to-slab in elevator lobby. Partitions shall at a minimum meet a STC 45 rating.
3. Toilet Rooms:
 - Ceramic tile flooring.
 - Six (6) foot high ceramic tile on all "wet" walls.
 - Vinyl wallcovering or polymix on walls above ceramic tile and on "dry" walls.
 - Gypsum board ceilings and/or lay-in acoustical tile ceilings as approved by Tenant.
 - Wall hung toilet fixtures. Underhung lavatories with lever trim in monolithic simulated stone vanities (Corian).
 - Ceiling mounted toilet partitions, metal with baked enamel finish or epoxy resin.
 - Separate HVAC zone. Under negative air pressure.
 - Floor drain with backflow check valve in each toilet room.
4. Mechanical / Telephone / Electrical Rooms:
 - Sealed concrete floor.
 - No ceiling.

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- Painted walls on CMU or drywall walls (properly rated).
- Floor drains with backflow checkvalves and overflow curbs in mechanical rooms.
- 5. Janitor Closets:
 - Ceramic tile flooring.
 - Six (6) foot high ceramic tile on all "wet" walls.
 - Utility sink/basin - precast terrazzo with lead pan at a minimum 6" curb height.
- 6. Stairwells:
 - CMU or rated drywall assembly (shaftwall).
 - Scaled concrete.
 - Safety tread floor covering on landing & stair treads (Roppe or equal).
 - Painted handrail.
 - Painted walls.
 - Fluorescent emergency lighting.
- 7. Tenant Areas:
 - Base Building systems shall be installed to allow for a minimum eight foot two inch (8'2") finished ceiling throughout with clearance for installation of supply/return air boots and 5" deep lighting fixtures at any location.
 - Exposed Concrete Flooring.
 - All columns drywalled, taped, spackled and readied for painting to 6" above ceiling line.
- 8. Noise Criteria: NC 40 in all office spaces.

SPECIALTIES AND EQUIPMENT

1. Loading Dock Equipment
 - Automatic electric overhead doors.
 - Loading Dock levelers and bumpers.
 - Infrared heating as required.
 - Exterior, frost free water hose valve, connection and utility hose for miscellaneous use.
2. Kitchen Equipment: none required.
3. Toilet accessories as required.
4. Window washing anchors as required on roof.
5. Window blinds: adjustable 1" miniblinds on all exterior vision glass.
6. All utility connections and fees charged by governmental, quasi-governmental and public utility companies.
7. Mock-up panels of building exterior finish systems shall be included.

VERTICAL TRANSPORTATION

1. Elevators:
 - Quantity and design for forty five (45) second maximum interval and 15% population handling capacity. Elevators to have center opening doors. Minimum two (2) elevators. Contract for an independent study and evaluation of the proposed elevator system from a reputable elevator design engineer/consultant.
 - Electric Traction, 3,500 lb. capacity.
 - Cabs: Manufacturer's standard, pre-engineered as follows:
 - Ceilings: Downlights with low voltage incandescent lighting.
 - Doors: Center opening, brushed bronze or equivalent, to be approved by Tenant.
 - Front Panels: Conventional - brushed bronze or equivalent, to be approved by Tenant.
 - Floor: Carpet.
 - Wall Panels: Vertical panel style, custom millwork

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- Solid state control system. Elevator call push buttons and lanterns.
- Individual floor lock-off/controlled access capability.
- Conditioned elevator machine room.

PLUMBING

1. Piping:
 - Below grade sanitary and storm: Cast iron with bell and spigot couplings.
 - Above grade sanitary and storm: Cast iron with no-hub couplings per CISPI 310.
 - Domestic water: Type L copper. "T-drill" fittings not approved.
 - Insulation: Per ASHRAE 90.1 Table 9.1.
2. Fixtures:
 - Comply with Energy Policy Act of 1992.
 - Wall hung water closets and urinals with chrome flush valves. If cost effective (from a life cycle perspective), automatic sensors shall be installed.
 - Underhung, oval lavatories with two lever chrome blade trim. If cost effective (from a life cycle perspective), automatic sensors shall be installed.
 - Dual-level (Hi/Lo) electric water coolers, finish to be approved by the Tenant.
3. One wetstack per 5,000 rentable s.f., or portion thereof, on each floor, with valves and connections to domestic water supply, waste & vent lines. Tie-in to the restroom plumbing riser is acceptable

FIRE PROTECTION

1. Design:
 - In accordance with NFPA and local authority for light hazard occupancy; including fire standpipe supply and drain risers, and all appropriate sprinkler flow and tamper alarm devices interconnected to the building fire alarm system.
2. Pipe and Fittings:
 - As required by NFPA and local authority.
 - Minimum schedule 40 pipe for piping 2" and smaller.
3. Sprinkler Heads:
 - Core areas: Fully sprinklered in accordance with code. Fully recessed (concealed/flush mounted) with coverplates located in center of tile.
 - Tenant areas: Fully sprinklered, using lofted system.. Branchlines shall be installed in a grid pattern. Provide one (1) brass sprinkler head (concealed type - for future final installation) per 225 square feet, installed in manner so as to achieve core and shell occupancy.
 - Provide separate fire hose valve riser adjacent to an interior column in tenant area if required by building layout, with valve, hose bib and cabinet enclosure as required.
 - Provide external siamese hose bib connections.

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1. System Performance:
 - Outdoor Conditions: per ASHRAE guidelines 90 and 62 (2 1/2% outdoor criteria).
 - Indoor Conditions:
 - Winter: 72 degrees DB, 30 % relative humidity
 - Summer: 75 degrees DB, 50% relative humidity
 - Internal heat gain based:
 - 1 person per 100 s.f.
 - Lighting load at 2 watts / s.f.
 - Equipment load of 5 watts / s.f.

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- NC 40 in all office spaces. Provide sound attenuators, soundlining, reduced air velocity as required.
 - Ventilation minimum: 20 cfm /person for both office and conference areas.
 - Separate, ducted exhaust systems for conference rooms (offset and sound attenuated), toilet rooms, kitchens, and telephone and electrical rooms.
 - Provide an additional 20 tons of supplemental cooling (Packaged A/C units).
 - Air or water side economizer.
 - Variable speed drives on all VAV fan motors.
 - Filtering: Minimum 35% efficiency, based on ASHRAE Standard 52, for all supply air systems.
 - HVAC systems shall include all energy conservation or energy cost reduction features with simple payback of five years or less. Provide a study, during schematic design, of at least the following items for tenants review:
 - Variable frequency drives on all pumping systems.
 - Gas vs. electric cooling and heating systems.
2. Piping and Valves:
- Hydronic Piping: Schedule 40 black steel or Type K copper. Fittings: welded, screwed, or mechanical coupling (steel) or soldered (copper).
3. Ductwork:
- In Accordance with SMACNA, latest edition.
 - No greater than five to one aspect ratio for any duct.
 - Minimum 4" static construction for ductwork from air handling equipment to VAV terminals. Ducts one (1) gauge size heavier than SMACNA required within 50 feet of all air handling equipment.
 - 2" static construction for ductwork beyond VAV terminals.
 - Return and exhaust ductwork 2" construction. Ducts (1) gauge size heavier within fifty (50) feet of all fans.
 - Soundlining/duct insulation for twenty-five (25) feet beyond supply fans.
 - Vibration isolation curbs or dunnage for all roof mounted equipment.
 - Dampers, plenum boxes, return air transfer ducts, O.A. grilles, fire dampers and smoke duct detectors as required.
4. Insulation:
- 1-1/2" blanket insulation for all supply ductwork up to VAV terminals for floors immediate below a roof.
 - No insulation on return or exhaust ductwork.
5. VAV terminals:
- Fan powered series or parallel type.
 - Reheat on perimeter, cooling only interior. Reheat for all terminals directly below a roof.
 - NC 40 criteria.
 - Minimum one fan powered VAV per column bay for perimeter zones (considered to be within 12 feet of perimeter wall). Minimum one per 1,000 s.f. for interior zones. Total quantity of VAV terminals shall be no less than 1 per 700 rentable square feet.
6. Diffusers/Return Air Grilles:
- Included in typical floor lobbies and core areas only.
 - Quantity and type (multi-directional air flow) as required for proper air distribution.
 - Flex duct shall not be greater than eight foot (8") in length and no stovepipe extensions from branch duct are allowed.

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7. DDC Automatic Temperature Control / Building Energy Management System, including:
- Thermostat with control wiring (coiled with ample reach to future partitions) @ each VAV terminal.
 - DDC control and status of VAV terminals.
 - DDC control and status of all equipment.
 - Distributed intelligence for "plug-in" readout at any system point.
 - Central man-machine interface.
 - Certified air & water balance.

ELECTRICAL

1. Design Criteria:
- Service capacity: Provide adequate capacity for the building's mechanical systems and the tenant requirements outlined below.
 - In accordance with NEC and local codes.
2. Secondary service into building from pad mounted transformer as required by power co.
3. Switchgear:
- 480/277v, 4 wire, 3 phase, switch and fuse or circuit breaker type main switchgear.
 - Switchgear and busduct to have copper or aluminum bus.
4. Wiring and Raceways:
- All copper wiring.
 - EMT Raceways. Raceways in slabs may be Schedule 40 PVC.
 - Armored cable with ground wire allowed for normal branch circuits as allowed by NEC.
5. Distribution:
- Busduct or conduit and wire risers.
 - Typical floor electrical closets:
 - Eight (8) watts per square foot available in closet for tenant lighting and power use.
 - One (1) per floor.
 - 480/277v lighting panel(s) with circuit breakers sufficient to accommodate specified loads.
 - 120/208v receptacle panel(s) with circuit breakers sufficient to accommodate specified loads.
 - K-13 rated isolation transformer for receptacle loads in each closet.
 - Mechanical system loads, including VAVs, separated from lighting and receptacle loads.
6. Emergency white circuits/lighting and emergency exit lights as required in all spaces. Light fixtures shall be included for all core areas (parabolic style in toilet rooms) and exterior of building for illumination of entrances, exits and canopies, as well as general exterior building illumination as required by the design.
7. Fire Alarm System.
- As required for low/mid rise construction. Complete system shall include, but not be limited to, fire alarm control panel, fire annunciator panel, fire alarm terminal cabinets & risers, power boost modules, voltage transformers and interconnections to all key devices or equipment, including but not limited to, such items as elevator recall, sprinkler flow and tamper switches, emergency generator, fire pump, and monitoring devices and service.
 - Include required speakers, smoke detectors, duct detectors, heat detectors, pull stations, strobe lights, audible devices and other devices in the core areas. System capacity (amplification, inputs, etc.) shall be adequate for addition of tenant area devices without system supplementation or upgrade. All other audio signaling devices such as fire alarms are subject to testing by the Secret Service before they can be installed in Secret Service offices. No equipment found capable of passing speech components will be accepted. Strobe lights located in Secret Service areas are acceptable.

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8. Communications/Data:
 - Two (2) 4" conduits from main telephone to vertical transition.
 - Two (2) 4" sleeves through structure in separate future telephone closets.
 - Backboards as required.
9. Emergency generator - Provide sufficient capacity to support the base building emergency systems, the Government computer system server, the telephone PBX system and all security systems.
10. Lighting control system for exterior, main lobby, and exterior signage lighting control. Interface with BMS.



The Lessor will only acquire a low voltage permit for the Government's cabling requirements that are contracted for through the Lessor. If not, the vendor performing the work will acquire this permit.

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EXHIBIT A

DESIGN CRITERIA

Any successful offer will be required to meet the following design criteria for the property.

1. Design Criteria

Aggressors have historically employed a wide range of offensive strategies reflecting their capabilities and objectives. The criteria below categorizes these strategies into various tactics.

- 1.1 To address a moving vehicle bomb (an aggressor drives an explosives-laden car or truck into a facility and detonates the explosives in a suicide attack):

For A and B levels, no special construction;

For C levels, use stand-off elements designed to stop a 4,000 lb. vehicle at 50 mph, maximum;

For D levels, use stand-off elements designed to stop a 12,000 lb. vehicle at 50 mph, maximum.

- 1.2 To address a stationary exterior vehicle bomb (an aggressor covertly parks an explosives-laden car or truck near a facility, at least 20 feet from the exterior wall, and detonates the explosives by time delay or remote control):

For A and B levels, no special construction;

For C levels, consider 100 lbs. of TNT in a vehicle parked beyond the curb lane;

For D levels, consider 500 lbs. of TNT in a vehicle parked beyond the curb lane.

- 1.3 To address attacks on the exterior of a facility at close range (an aggressor uses weapons such as rocks, clubs, improvised incendiary or explosive devices, and hand grenades in exterior attacks):

For A and B levels, no special construction;

For C levels, design to rocks, clubs, and Molotov cocktails;

For D levels, design to rocks, clubs, and improvised incendiary devices.

- 1.4 To address small arms (an aggressor fires various small arms such as 9 mm pistols, submachine guns, shotguns and rifles from a distance) - glazing only:

For A and B levels, no special construction;

For C and D levels, use concealment and hardening.

Concealment may include blinds, drapes, reflective film, and other visual barriers.

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- 1.5 To address forced entry at the building envelope (an aggressor forcibly enters a facility using forced entry tools, which may include weapons and explosives):

For A and B levels, protect against limited hand tools - no special construction;
For C and D levels, protect against limited hand tools (requires special construction), use CCTV and electronic sensors, consider necessary response time.

- 1.6 To address unauthorized entry (the aggressor attempts to enter a facility by using false credentials or stealth. The aggressor may carry weapons or explosives into the facility):

For A and B levels, use locks and alarms;
For C levels, use locks and alarms, plus electronic access control, intrusion detection, and CCTV;
For D levels, use locks and alarms, plus electronic access control screening and intrusion detection and CCTV.

- 1.7 Address visual surveillance (the aggressor employs ocular and photographic devices such as binoculars and cameras with telephoto lenses to monitor facility operations or to see assets):

Courthouse only and D levels. (Requirements to be developed on a project specific basis by tenants).

- 1.8 Address acoustic eavesdropping (the aggressor employs listening devices to monitor voice communication or other audibly transmitted information):

Courthouse only and D levels. (Requirements to be developed on a project specific basis by tenants).

- 1.9 Address electronic eavesdropping:

Courthouse only and D levels. (Requirements to be developed on a project specific basis by tenants).

- 1.10 To address mail bombs (the aggressor delivers bombs or incendiary devices to the target in letters or packages. The bomb sizes involved are relatively small. The Aggressor's goal is to kill or injure people):

For A and B levels, no special construction;
For C and D levels, design for 5 lbs. of TNT.

- 1.11 To address medium and large size packages or supply bombs (the aggressor conceals bombs in various containers and delivers them to supply and material handling points such as loading docks. The bomb sizes can be significantly larger than those in mail bombs. The Aggressor's goals are to damage the facility, kill or injure its occupants, and/or damage or destroy assets) (See issue 1.13 which deals with building lobbies):

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**For A and B levels, no special construction;
For C and D levels, design for 50 lbs. of TNT.**

- 1.12 To address airborne contamination (an aggressor contaminates the air supply of a facility by introducing chemical or biological agents into it):**

**For A, B and C levels, no special construction;
For D levels, consider low level protection in addition to location of air intake.**

- 1.13 To address small package bombs in uncontrolled public areas, prior to screening (the aggressor conceals the bombs and delivers them to the lobby. Bomb sizes can be larger than those in the mail bomb tactic):**

**For A and B levels, no special construction;
For C and D levels, design for 10 lbs. of TNT.**

- 1.14 To address the introduction of explosives beyond controlled areas by individuals with authorized access:**

**For A and B levels, no special construction;
For C and D levels, consider 2 lbs. of TNT.**

- 1.15 To address a stationary vehicle bomb (an aggressor covertly places a bomb in a government employees car, which is then parked in a facility. The aggressor detonates the explosive either by time delay or remote control):**

**For A and B levels, no special construction;
For C and D levels, design for 50 lbs. of TNT.**

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GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

<u>CATEGORY</u>	<u>Clause No.</u>	<u>48 CFR Ref.</u>	<u>Clause Title</u>
DEFINITIONS GENERAL	1	552.270-10	Definitions
	2	552.270-11	Subletting and Assignment
	3	552.270-18	Successors Bound
	4	552.270-34	Subordination, Nondisturbance and Attornment
	5	552.270-35	Statement of Lease
	6	552.270-36	Substitution of Tenant Agency
	7	552.270-37	No Waiver
	8	552.270-38	Integrated Agreement
	9	552.270-39	Mutuality of Obligation
PERFORMANCE	10	552.270-27	Delivery and Condition
	11	552.270-28	Default in Delivery - Time Extensions (Variation)
	12	552.270-30	Progressive Occupancy
	13	552.270-32	Effect of Acceptance and Occupancy
	14	552.270-12	Maintenance of Building and Premises-Right of Entry
	15	552.270-17	Failure in Performance
	16	552.270-33	Default by Lessor During the Term
	17	552.270-13	Fire and Casualty Damage
	18	552.270-15	Compliance with Applicable Law
	19	552.270-19	Alterations
	20	552.270-41	Acceptance of Space
INSPECTION	21	552.270-16	Inspection-Right of Entry
PAYMENT	22	552.232-71	Prompt Payment
	23	552.232-73	Electronic Funds Transfer Payment
	24	552.232-72	Invoice Requirements
	25	52.232-23	Assignment of Claims
	26	552.270-31	Payment (Variation)
STANDARDS OF CONDUCT	27	552.203-5	Covenant Against Contingent Fees
	28	52.203-7	Anti-Kickback Procedures
	29	52.223-6	Drug-Free Workplace
ADJUSTMENTS	30	552.203-73	Price Adjustment for Illegal or Improper Activity
	31	52.215-22	Price Reduction for Defective Cost or Pricing Data
	32	552.270-20	Proposals for Adjustment
	33	552.270-21	Changes (Variation)
AUDITS	34	552.215-70	Examination of Records
DISPUTES	35	52.233-1	Disputes
LABOR STANDARDS	36	52.222-26	Equal Opportunity
	37	52.222-35	Affirmative Action for Special Disabled and Vietnam Era Veterans
	38	52.222-36	Affirmative Action for Handicapped Workers
	39	52.222-37	Employment Reports on Special Disabled Veterans and Veterans of the Vietnam Era
SUBCONTRACTING	40	52.209-6	Protecting the Government's Interest When Subcontracting With Contractors Debarred, Suspended, or Proposed for Debarment
	41	52.215-24	Subcontractor Cost or Pricing Data

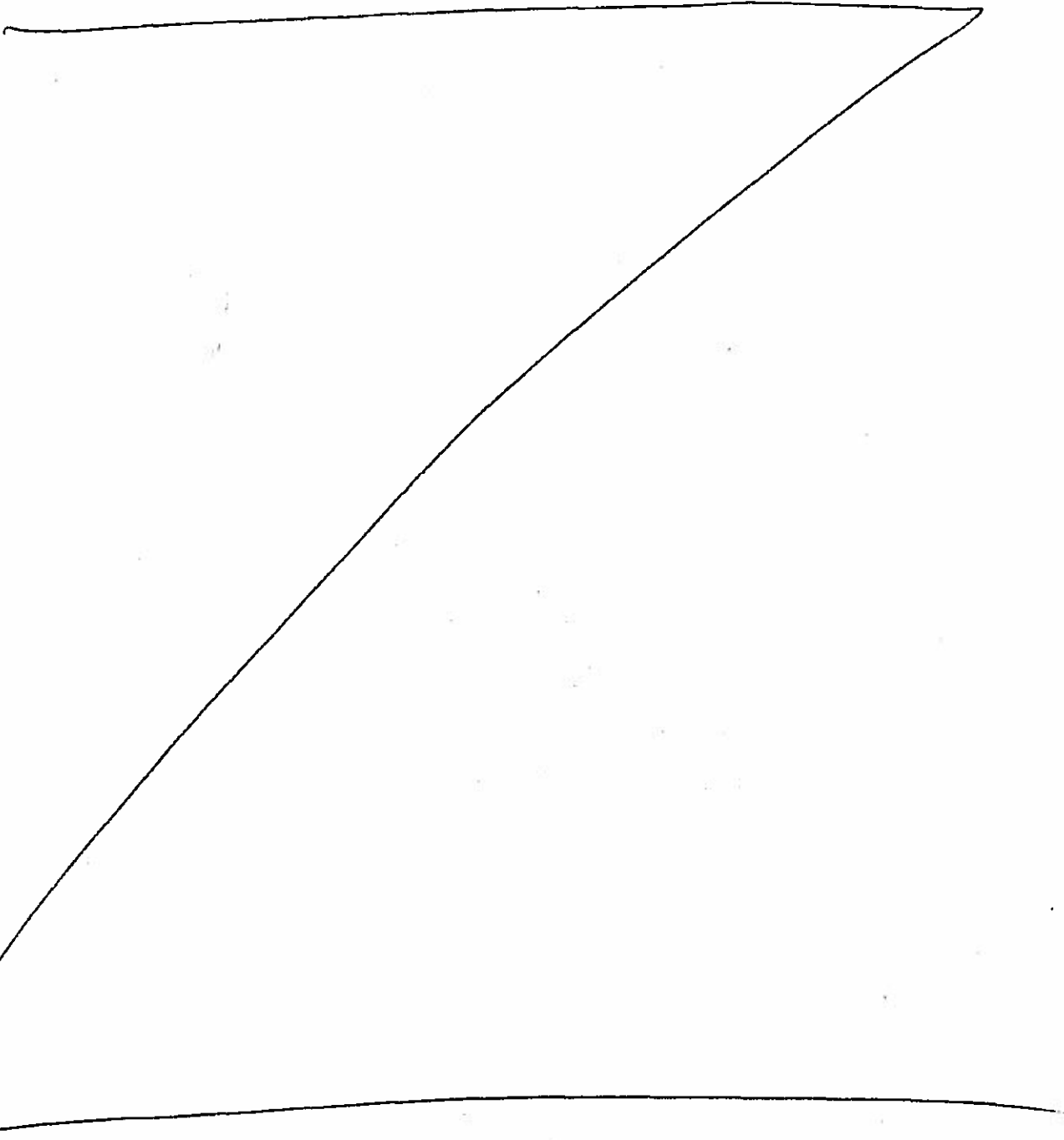
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42	52.219-8	Utilization of Small, Small Disadvantaged and Women-Owned Small Business Concerns
43	52.219-9	Small, Small Disadvantaged and Women-Owned Small Business Subcontracting Plan
44	52.219-16	Liquidated Damages- Subcontracting Plan



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GENERAL CLAUSES
(Acquisition of Leasehold Interests in Real Property)

1. 552.270-10 - DEFINITIONS (AUG 1992)

The following terms and phrases (except as otherwise expressly provided or unless the context otherwise requires) for all purposes of this lease shall have the respective meanings hereinafter specified:

- (a) "Commencement Date" means the first day of the term.
- (b) "Contract" and "Contractor" means "Lease" and "Lessor," respectively.
- (c) "Contracting Officer" means a person with the authority to enter into, administer, and/or terminate contracts and make related determinations and findings. The term includes certain authorized representatives of the Contracting Officer acting within the limits of their authority as delegated by the Contracting Officer.
- (d) "Delivery Date" means the date specified in or determined pursuant to the provisions of this lease for delivery of the premises to the Government, improved in accordance with the provisions of this lease and substantially complete, as such date may be modified in accordance with the provisions of this lease.
- (e) "Delivery Time" means the number of days provided by this lease for delivery of the premises to the Government, as such number may be modified in accordance with the provisions of this lease.
- (f) "Excusable Delays" mean delays arising without the fault or negligence of Lessor and Lessor's subcontractors and suppliers at any tier, and shall include, without limitation, (1) acts of God or of the public enemy, (2) acts of the United States of America in either its sovereign or contractual capacity, (3) acts of another contractor in the performance of a contract with the Government, (4) fires, (5) floods, (6) epidemics, (7) quarantine restrictions, (8) strikes, (9) freight embargoes, (10) unusually severe weather, or (11) delays of subcontractors or suppliers at any tier arising from unforeseeable causes beyond the control and without the fault or negligence of both the Lessor and any such subcontractor or supplier.
- (g) "Lessor" means the sub-lessor if this lease is a sublease.
- (h) "Lessor shall provide" means the Lessor shall furnish and install at Lessor's expense.
- (i) "Notice" means written notice sent by certified or registered mail, Express Mail or comparable service, or delivered by hand. Notice shall be effective on the date delivery is accepted or refused.
- (j) "Premises" means the space described on the Standard Form 2, U.S. Government Lease for Real Property, of this lease.
- (k) "Substantially complete" and "substantial completion" means that the work, the common and other areas of the building, and all other things necessary for the Government's access to the premises and occupancy, possession, use and enjoyment thereof, as provided in this lease, have been completed or obtained, excepting only such minor matters as do not interfere with or materially diminish such access, occupancy, possession, use or enjoyment.
- (l) "Work" means all alterations, improvements, modifications, and other things required for the preparation or continued occupancy of the premises by the Government as specified in this lease.

2. 552.270-11 - SUBLETTING AND ASSIGNMENT (AUG 1992)

The Government may sublet any part of the premises but shall not be relieved from any obligations under this lease by reason of any such subletting. The Government may at any time assign this lease, and be relieved from all obligations to Lessor under this lease excepting only unpaid rent and other liabilities, if any, that have accrued to the date of said assignment. Any assignment shall be subject to prior written consent of Lessor, which shall not be unreasonably withheld.

3. 552.270-18 - SUCCESSORS BOUND (AUG 1992)

This lease shall bind, and inure to the benefit of, the parties and their respective heirs, executors, administrators, successors, and assigns.

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4. 552.270-34 - SUBORDINATION, NONDISTURBANCE AND ATTORNMENT (AUG 1992)

- (a) Lessor warrants that it holds such title to or other interest in the premises and other property as is necessary to the Government's access to the premises and full use and enjoyment thereof in accordance with the provisions of this lease. Government agrees, in consideration of the warranties and conditions set forth in this clause, that this lease is subject and subordinate to any and all recorded mortgages, deeds of trust and other liens now or hereafter existing or imposed upon the premises, and to any renewal, modification or extension thereof. It is the intention of the parties that this provision shall be self-operative and that no further instrument shall be required to effect the present or subsequent subordination of this lease. Government agrees, however, within twenty (20) business days next following the Contracting Officer's receipt of a written demand, to execute such instruments as Lessor may reasonably request to evidence further the subordination of this lease to any existing or future mortgage, deed of trust or other security interest pertaining to the premises, and to any water, sewer or access easement necessary or desirable to serve the premises or adjoining property owned in whole or in part by Lessor if such easement does not interfere with the full enjoyment of any right granted the Government under this lease.
- (b) No such subordination, to either existing or future mortgages, deeds of trust or other lien or security instrument shall operate to affect adversely any right of the Government under this lease so long as the Government is not in default under this lease. Lessor will include in any future mortgage, deed of trust or other security instrument to which this lease becomes subordinate, or in a separate nondisturbance agreement, a provision to the foregoing effect. Lessor warrants that the holders of all notes or other obligations secured by existing mortgages, deeds of trust or other security instruments have consented to the provisions of this clause, and agrees to provide true copies of all such consents to the Contracting Officer promptly upon demand.
- (c) In the event of any sale of the premises or any portion thereof by foreclosure of the lien of any such mortgage, deed of trust or other security instrument, or the giving of a deed in lieu of foreclosure, the Government will be deemed to have attorned to any purchaser, purchasers, transferee or transferees of the premises or any portion thereof and its or their successors and assigns, and any such purchasers and transferees will be deemed to have assumed all obligations of the Lessor under this lease, so as to establish direct privity of estate and contract between Government and such purchasers or transferees, with the same force, effect and relative priority in time and right as if the lease had initially been entered into between such purchasers or transferees and the Government; provided, further, that the Contracting Officer and such purchasers or transferees shall, with reasonable promptness following any such sale or deed delivery in lieu of foreclosure, execute all such revisions to this lease, or other writings, as shall be necessary to document the foregoing relationship.
- (d) None of the foregoing provisions may be deemed or construed to imply a waiver of the Government's rights as a sovereign.

5. 552.270-35 - STATEMENT OF LEASE (AUG 1992)

- (a) The Contracting Officer will, within thirty (30) days next following the Contracting Officer's receipt of a joint written request from Lessor and a prospective lender or purchaser of the building, execute and deliver to Lessor a letter stating that the same is issued subject to the conditions stated in this clause and, if such is the case, that (1) the lease is in full force and effect; (2) the date to which the rent and other charges have been paid in advance, if any; and (3) whether any notice of default has been issued.
- (b) Letters issued pursuant to this clause are subject to the following conditions:
- (1) That they are based solely upon a reasonably diligent review of the Contracting Officer's lease file as of the date of issuance;
 - (2) That the Government shall not be held liable because of any defect in or condition of the premises or building;
 - (3) That the Contracting Officer does not warrant or represent that the premises or building comply with applicable Federal, State and local law; and
 - (4) That the Lessor, and each prospective lender and purchaser are deemed to have constructive notice of such facts as would be ascertainable by reasonable prepurchase and precommitment inspection of the Premises and Building and by inquiry to appropriate Federal, State and local Government officials.

6. 552.270-36 - SUBSTITUTION OF TENANT AGENCY (AUG 1992)

The Government may, at any time and from time to time, substitute any Government agency or agencies for the Government agency or agencies, if any, named in the lease.

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7. 552.270-37 - NO WAIVER (AUG 1992)

No failure by either party to insist upon the strict performance of any provision of this lease or to exercise any right or remedy consequent upon a breach thereof, and no acceptance of full or partial rent or other performance by either party during the continuance of any such breach shall constitute a waiver of any such breach of such provision.

8. 552.270-38 - INTEGRATED AGREEMENT (AUG 1992)

This Lease, upon execution, contains the entire agreement of the parties and no prior written or oral agreement, express or implied, shall be admissible to contradict the provisions of the Lease.

9. 552.270-39 - MUTUALITY OF OBLIGATION (AUG 1992)

The obligations and covenants of the Lessor, and the Government's obligation to pay rent and other Government obligations and covenants, arising under or related to this Lease, are interdependent. The Government may, upon issuance of and delivery to Lessor of a final decision asserting a claim against Lessor, set off such claim, in whole or in part, as against any payment or payments then or thereafter due the Lessor under this lease. No setoff pursuant to this clause shall constitute a breach by the Government of this lease.

10. 552.270-27 - DELIVERY AND CONDITION (AUG 1992)

- (a) Unless the Government elects to have the space occupied in increments, the space must be delivered ready for occupancy as a complete unit. The Government reserves the right to determine when the space is substantially complete.
- (b) If the premises do not in every respect comply with the provisions of this lease the Contracting Officer may, in accordance with the Failure in Performance clause of this lease, elect to reduce the rent payments.

11. 552.270-28 - DEFAULT IN DELIVERY - TIME EXTENSIONS (JUN 1994) (VARIATION)

- (a) With respect to Lessor's obligation to deliver the premises substantially complete by the delivery date (as such date may be modified pursuant to this lease), time is of the essence. If the Lessor fails to prosecute the work with the diligence that will ensure its substantial completion by the delivery date or fails to substantially complete the work by such date, the Government may by notice to the Lessor terminate this lease, which termination shall be effective when received by Lessor. The Lessor and the Lessor's sureties, if any, shall be jointly and severally liable for any damages to the Government resulting from such termination, as provided in this clause. The Government shall be entitled to the following damages:
 - (1) The Government's aggregate rent and estimated real estate tax and operating cost adjustments for the firm term and all option terms of its replacement lease or leases, in excess of the aggregate rent and estimated real estate tax and operating cost adjustments for the term; provided, if the Government procures replacement premises for a term (including all option terms) in excess of the term, the Lessor shall not be liable for excess Government rent or adjustments during such excess part of such term;
 - (2) All administrative and other costs borne by the Government in procuring a replacement lease or leases;
 - (3) Such other, additional relief as may be provided for in this lease, at law or in equity.
 - (4) Damages to which the Government may be entitled under this clause shall be due and payable thirty (30) days next following the date Lessor receives notice from the Contracting Officer specifying such damages.
- (b) Delivery by Lessor of less than the minimum usable square footage required by this lease shall in no event be construed as substantial completion, except as permitted by the Contracting Officer.
- (c) Notwithstanding paragraph (a) of this clause, this lease shall not be terminated under this clause nor the Lessor charged with damages under this clause, if (1) the delay in substantially completing the work arises from excusable delays and (2) the Lessor within 10 days from the beginning of any such delay (unless extended in writing by the Contracting Officer) provides notice to the Contracting Officer of the causes of delay. The Contracting Officer shall ascertain the facts and the extent of delay. If the facts warrant such action, the delivery date shall be extended, by the Contracting Officer, to the extent of such delay at no additional costs to the Government. A time extension is the sole remedy of the Lessor.

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12. 552.270-30 - PROGRESSIVE OCCUPANCY (AUG 1992)

The Government shall have the right to elect to occupy the space in partial increments prior to the substantial completion of the entire leased premises, and the Lessor agrees to schedule its work so as to deliver the space incrementally as elected by the Government. The Government shall pay rent commencing with the first business day following substantial completion of the entire leased premise unless the Government has elected to occupy the leased premises incrementally. In case of incremental occupancy, the Government shall pay rent pro rata upon the first business day following substantial completion of each incremental unit. Rental payments shall become due on the first workday of the month following the month in which an increment of space is substantially complete, except that should an increment of space be substantially completed after the fifteenth day of the month, the payment due date will be the first workday of the second month following the month in which it was substantially complete. The commencement date of the firm lease term will be a composite determined from all rent commencement dates.

13. 552.270-32 - EFFECT OF ACCEPTANCE AND OCCUPANCY (AUG 1992)

Neither the Government's acceptance of the premises for occupancy, nor the Government's occupancy thereof, shall be construed as a waiver of any requirement of or right of the Government under this Lease, or as otherwise prejudicing the Government with respect to any such requirement or right.

14. 552.270-12 - MAINTENANCE OF BUILDING AND PREMISES - RIGHT OF ENTRY (OCT 1996)

Except in case of damage arising out of the willful act or negligence of a Government employee, Lessor shall maintain the premises, including the building, building systems, and all equipment, fixtures, and appurtenances furnished by the lessor under this lease, in good repair and condition so that they are suitable in appearance and capable of supplying such heat, air conditioning, light, ventilation, safety systems, access and other things to the premises, without reasonably preventable or recurring disruption, as is required for the Government's access to, occupancy, possession, use and enjoyment of the premises as provided in this lease. For the purpose of so maintaining the premises, the Lessor may at reasonable times enter the premises with the approval of the authorized Government representative in charge.

15. 552.270-17 - FAILURE IN PERFORMANCE (AUG 1992)

The covenant to pay rent and the covenant to provide any service, utility, maintenance, or repair required under this lease are interdependent. In the event of any failure by the Lessor to provide any service, utility, maintenance, repair or replacement required under this lease the Government may, by contract or otherwise, perform the requirement and deduct from any payment or payments under this lease, then or thereafter due, the resulting cost to the Government, including all administrative costs. If the Government elects to perform any such requirement, the Government and each of its contractors shall be entitled to access to any and all areas of the building, access to which is necessary to perform any such requirement, and the Lessor shall afford and facilitate such access. Alternatively, the Government may deduct from any payments under this lease, then or thereafter due, an amount which reflects the reduced value of the contract requirement not performed. No deduction from rent pursuant to this clause shall constitute a default by the Government under this lease. These remedies are not exclusive and are in addition to any other remedies which may be available under this lease or at law. * See PAGE 6A, #1

16. 552.270-33 - DEFAULT BY LESSOR DURING THE TERM (AUG 1992)

(a) Each of the following shall constitute a default by Lessor under this lease:

- (1) Failure to maintain, repair, operate or service the premises as and when specified in this lease, or failure to perform any other requirement of this lease as and when required provided any such failure shall remain uncured for a period of thirty (30) days next following Lessor's receipt of notice thereof from the Contracting Officer or an authorized representative.
- (2) Repeated and unexcused failure by Lessor to comply with one or more requirements of this lease shall constitute a default notwithstanding that one or all such failures shall have been timely cured pursuant to this clause.

(b) If a default occurs, the Government may, by notice to Lessor, terminate this lease for default and if so terminated, the Government shall be entitled to the damages specified in the Default in Delivery-Time Extensions clause.



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17. 552.270-13 - FIRE AND CASUALTY DAMAGE (AUG 1992)

If the entire premises are destroyed by fire or other casualty, this lease will immediately terminate. In case of partial destruction or damage, so as to render the premises untenable, as determined by the Government, the Government may terminate the lease by giving written notice to the Lessor

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3/25/98
SFO 98-001

1. The Government will notify the Lessor, in writing, of any such failure in performance.

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within 15 calendar days of the fire or other casualty; if so terminated, no rent will accrue to the Lessor after such partial destruction or damage; and if not so terminated, the rent will be reduced proportionately by supplemental agreement hereto effective from the date of such partial destruction or damage. Nothing in this lease shall be construed as relieving Lessor from liability for damage to or destruction of property of the United States of America caused by the willful or negligent act or omission of Lessor.

18. 552.270-15 - COMPLIANCE WITH APPLICABLE LAW (AUG 1992)

Lessor shall comply with all Federal, state and local laws applicable to the Lessor as owner or lessor, or both, of the building or premises, including, without limitation, laws applicable to the construction, ownership, alteration or operation of both or either thereof, and will obtain all necessary permits, licenses and similar items at Lessor's expense. The Government will comply with all Federal state and local laws applicable to and enforceable against it as a tenant under this lease; provided that nothing in this lease shall be construed as a waiver of any sovereign immunity of the Government. This lease shall be governed by Federal law.

19. 552.270-19 - ALTERATIONS (JUNE 1985)

The Government shall have the right during the existence of this lease to make alterations, attach fixtures, and erect structures or signs in or upon the premises hereby leased, which fixtures, additions or structures so placed in, on, upon, or attached to the said premises shall be and remain the property of the Government and may be removed or otherwise disposed of by the Government. If the lease contemplates that the Government is the sole occupant of the building, for purposes of this clause, the leased premises include the land on which the building is sited and the building itself. Otherwise, the Government shall have the right to tie into or make any physical connection with any structure located on the property as is reasonably necessary for appropriate utilization of the leased space. * See Page 7A, #1

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20. ACCEPTANCE OF SPACE (OCT 1996)

- (a) When the Lessor has completed all alterations, improvements, and repairs necessary to meet the requirements of the lease, the Lessor shall notify the Contracting Officer. The Contracting Officer or designated representative shall promptly inspect the space.
- (b) The Government will accept the space and the lease term will begin after determining that the space is substantially complete and contains the required usable square footage as indicated in the paragraph of this solicitation entitled "Amount and Type of Space."

21. 552.270-16 - INSPECTION - RIGHT OF ENTRY (AUG 1992)

- (a) At any time and from time to time after receipt of an offer (until the same has been duly withdrawn or rejected), after acceptance thereof and during the term, the agents, employees and contractors of the Government may, upon reasonable prior notice to Offeror or Lessor, enter upon the offered premises or the premises, and all other areas of the building access to which is necessary to accomplish the purposes of entry, to determine the potential or actual compliance by the Offeror or Lessor with the requirements of the solicitation or this lease, which purposes shall include, but not be limited to: (1) inspecting, sampling and analyzing of suspected asbestos-containing materials and air monitoring for asbestos fibers; (2) inspecting the heating, ventilation and air conditioning system, maintenance records, and mechanical rooms for the offered premises or the premises; (3) inspecting for any leaks, spills, or other potentially hazardous conditions which may involve tenant exposure to hazardous or toxic substances; and (4) inspecting for any current or past hazardous waste operations, to ensure that appropriate mitigative actions were taken to alleviate any environmentally unsound activities in accordance with Federal, State and local law.
- (b) Nothing in this clause shall be construed to create a Government duty to inspect for toxic materials or to impose a higher standard of care on the Government than on other lessees. The purpose of this clause is to promote the ease with which the Government may inspect the building. Nothing in this clause shall act to relieve the Lessor of any duty to inspect or liability which might arise as a result of Lessor's failure to inspect for or correct a hazardous condition.

22. 552.232-71 - PROMPT PAYMENT (APR 1989)

The Government will make payments under the terms and conditions specified in this clause. Payment shall be considered as being made on the day a check is dated or an electronic funds transfer is made. All days referred to in this clause are: calendar days, unless otherwise specified.

- (a) Payment due date.

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1. All mechanical, electrical and/or structural alterations affecting the building systems shall either be reasonably approved, in writing by Lessor or contracted for through Lessor.

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- (1) Rental payments. Rent shall be paid monthly in arrears and will be due on the first workday of each month, and only as provided for by the lease.
 - (i) When the date for commencement of rent falls on the 15th day of the month or earlier, the initial monthly rental payment under this contract shall become due on the first workday of the month following the month in which the commencement of the rent is effective.
 - (ii) When the date for commencement of rent falls after the 15th day of the month, the initial monthly rental payment under this contract shall become due on the first workday of the second month following the month in which the commencement of the rent is effective.
- (2) Other payments. The due date for making payments other than rent shall be the later of the following two events:
 - (i) The 30th day after the designated billing office has received a proper invoice from the Contractor.
 - (ii) The 30th day after Government acceptance of the work or service. However, if the designated billing office fails to annotate the invoice with the actual date of receipt, the invoice payment due date shall be deemed to be the 30th day after the Contractor's invoice is dated, provided a proper invoice is received and there is no disagreement over quantity, quality, or Contractor compliance with contract requirements.

(b) Invoice and inspection requirements for payments other than rent.

- (1) The Contractor shall prepare and submit an invoice to the designated billing office after completion of the work. A proper invoice shall include the following items:
 - (i) Name and address of the Contractor.
 - (ii) Invoice date.
 - (iii) Lease number.
 - (iv) Government's order number or other authorization.
 - (v) Description, price, and quantity of work or services delivered.
 - (vi) Name and address of Contractor official to whom payment is to be sent (must be the same as that in the remittance address in the lease or the order.)
 - (vii) Name (where practicable), title, phone number, and mailing address of person to be notified in the event of a defective invoice.
- (2) The Government will inspect and determine the acceptability of the work performed or services delivered within 7 days after the receipt of a proper invoice or notification of completion of the work or services unless a different period is specified at the time the order is placed. If actual acceptance occurs later, for the purpose of determining the payment due date and calculation of interest, acceptance will be deemed to occur on the last day of the 7-day inspection period. If the work or service is rejected for failure to conform to the technical requirements of the contract, the 7 days will be counted beginning with receipt of a new invoice or notification. In either case, the Contractor is not entitled to any payment or interest unless actual acceptance by the Government occurs.

(c) Interest Penalty.

- (1) An interest penalty shall be paid automatically by the Government, without request from the Contractor, if payment is not made by the due date.
- (2) The interest penalty shall be at the rate established by the Secretary of the Treasury under Section 12 of the Contract Disputes Act of 1978 (41 U.S.C. 611) that is in effect on the day after the due date. This rate is referred to as the "Renegotiation Board Interest Rate," and it is published in the Federal Register semiannually on or about January 1 and July 1. The interest penalty shall accrue daily on the payment amount approved by the Government and be compounded in 30-day increments inclusive from the first day after the due date through the payment date.
- (3) Interest penalties will not continue to accrue after the filing of a claim for such penalties under the clause at 52.233-1, Disputes, or for more than 1 year. Interest penalties of less than \$1.00 need not be paid.
- (4) Interest penalties are not required on payment delays due to disagreement between the Government and Contractor over the payment amount or other issues involving contract compliance or on amounts temporarily withheld or retained in accordance with the terms of the contract. Claims involving disputes, and any interest that may be payable, will be resolved in accordance with the clause at 52.233-1, Disputes.

23. 552.232-73 - ELECTRONIC FUNDS TRANSFER PAYMENT (AUG 1992)

(Applies to leases which exceed \$100,000 average net annual rental, including option periods.)

- (a) Payments under this lease will be made by the Government either by check or electronic funds transfer (EFT). If the Lessor elects to receive payment by EFT, after award, but no later than 30 days before the first payment, the Lessor shall designate a financial institution

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for receipt of EFT payments, and shall submit this designation to the Contracting Officer or other Government official, as directed.

(b) For payment by EFT, the Lessor shall provide the following information:

- (1) The American Bankers Association 9-digit identifying number for wire transfers of the financing institution receiving payment if the institution has access to the Federal Reserve Communications System.
- (2) Number of account to which funds are to be deposited.
- (3) Type of depositor account ("C" for checking, "S" for savings).
- (4) If the Lessor is a new enrollee to the EFT system, a "Payment Information Form," SF 3881, must be completed before payment can be processed.

(c) In the event the Lessor, during the performance of this contract, elects to designate a different financial institution for the receipt of any payment made using EFT procedures, notification of such change and the required information specified above must be received by the appropriate Government official no later than 30 days prior to the date such change is to become effective.

(d) The documents furnishing the information required in this clause must be dated and contain the signature, title, and telephone number of the Lessor or an authorized representative designated by the Lessor, as well as the Lessor's name and lease number.

(e) Lessor failure to properly designate a financial institution or to provide appropriate payee bank account information may delay payments of amounts otherwise properly due.

24. 552.232-72 - INVOICE REQUIREMENTS (VARIATION) (APR 1989)

(This clause applies to payments other than rent.)

(a) Invoices shall be submitted in an original only, unless otherwise specified, to the designated billing office specified in this contract or purchase/delivery order.

(b) Invoices must include the Accounting Control Transaction (ACT) number provided below or on the purchase/delivery order.

ACT Number (to be supplied on individual orders)

(c) If information or documentation in addition to that required by the Prompt Payment clause of this contract is required in connection with an invoice for a particular order, the order will indicate what information or documentation must be submitted.

25. 52.232-23 - ASSIGNMENT OF CLAIMS (JAN 1986)

(a) The Contractor, under the Assignment of Claims Act, as amended, 31 USC 3727, 41 USC 15 (hereafter referred to as the "the Act"), may assign its rights to be paid amounts due or to become due as a result of the performance of this contract to a bank, trust company, or other financing institution, including any Federal lending agency. The assignee under such an assignment may thereafter further assign or reassign its right under the original assignment to any type of financing institution described in the preceding sentence.

(b) Any assignment or reassignment authorized under the Act and this clause shall cover all unpaid amounts payable under this contract, and shall not be made to more than one party, except that an assignment or reassignment may be made to one party as agent or trustee for two or more parties participating in the financing of this contract.

(c) The Contractor shall not furnish or disclose to any assignee under this contract any classified document (including this contract) or information related to work under this contract until the Contracting Officer authorizes such action in writing.

26. 552.270-31 - PAYMENT (AUG 1994) (VARIATION)

(a) When space is offered and accepted, the usable square footage delivered will be confirmed by:

- (1) the Government's measurement of plans submitted by the successful Offeror as approved by the Government, and an inspection of the space to verify that the delivered space is in conformance with such plans or
- (2) a mutual on-site measurement of the space, if the Contracting Officer determines that it is necessary.

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- (b) Payment will not be made for space which is in excess of the amount of usable square footage stated in the lease.
- (c) If it is determined that the amount of usable square footage actually delivered is less than the amount agreed to in the lease, the lease will be modified to reflect the amount of usable space delivered and the annual rental will be adjusted as follows:

Usable square feet not delivered multiplied by the usable square foot (USF) rate equals the reduction in annual rent. The rate per usable square foot is determined by dividing the total annual rental by the usable square footage set forth in the lease.

USF Not Delivered X Rate per USF = Reduction in Annual Rent.

27. 552.203-5 - COVENANT AGAINST CONTINGENT FEES (FEB 1990)

- (a) The Contractor warrants that no person or agency has been employed or retained to solicit or obtain this contract upon an agreement or understanding for a contingent fee, except a bona fide employee or agency. For breach or violation of this warranty, the Government shall have the right to annul this contract without liability or, in its discretion, to deduct from the contract price or consideration, or otherwise recover the full amount of the contingent fee.
- (b) "Bona fide agency," as used in this clause, means an established commercial or selling agency (including licensed real estate agents or brokers), maintained by a Contractor for the purpose of securing business, that neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds itself out as being able to obtain any Government contract or contracts through improper influence.

"Bona fide employee," as used in this clause, means a person, employed by a Contractor and subject to the Contractor's supervision and control as to time, place, and manner of performance, who neither exerts nor proposes to exert improper influence to solicit or obtain Government contracts nor holds out as being able to obtain any Government contract or contracts through improper influence.

"Contingent fee," as used in this clause, means any commission, percentage, brokerage, or other fee that is contingent upon the success that a person or concern has in securing a Government contract.

"Improper influence," as used in this clause, means any influence that induces or tends to induce a Government employee or officer to give consideration or to act regarding a Government contract on any basis other than the merits of the matter.

28. 52.203-7 - ANTI-KICKBACK PROCEDURES (JUL 1995)

(Applies to leases which exceed \$100,000 average net annual rental, including option periods.)

- (a) Definitions.

"Kickback," as used in this clause, means any money, fee, commission, credit, gift, gratuity, thing of value, or compensation of any kind which is provided, directly or indirectly, to any prime Contractor, prime Contractor employee, subcontractor, or subcontractor employee for the purpose of improperly obtaining or rewarding favorable treatment in connection with a prime contract or in connection with a subcontract relating to a prime contract.

"Person," as used in this clause, means a corporation, partnership, business association of any kind, trust, joint-stock company, or individual.

"Prime contract," as used in this clause, means a contract or contractual action entered into by the United States for the purpose of obtaining supplies, materials, equipment, or services of any kind.

"Prime Contractor," as used in this clause, means a person who has entered into a prime contract with the United States.

"Prime Contractor employee," as used in this clause, means any officer, partner, employee, or agent of a prime Contractor.

"Subcontract," as used in this clause, means a contract or contractual action entered into by a prime Contractor or subcontractor for the purpose of obtaining supplies, materials, equipment, or services of any kind under a prime contract.

"Subcontractor," as used in this clause, (1) means any person, other than the prime Contractor, who offers to furnish or furnishes any supplies, materials, equipment, or services

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of any kind under a prime contract or a subcontract entered into in connection with such prime contract, and (2) includes any person who offers to furnish or furnishes general supplies to the prime Contractor or a higher tier subcontractor.

"Subcontractor employee," as used in this clause, means any officer, partner, employee, or agent of a subcontractor.

(b) The Anti-Kickback Act of 1986 (41 U.S.C. 51-58) (the Act), prohibits any person from--

- (1) Providing or attempting to provide or offering to provide any kickback;
- (2) Soliciting, accepting, or attempting to accept any kickback; or
- (3) Including, directly or indirectly, the amount of any kickback in the contract price charged by a prime Contractor to the United States or in the contract price charged by a subcontractor to a prime Contractor or higher tier subcontractor.

- (c)
- (1) The Contractor shall have in place and follow reasonable procedures designed to prevent and detect possible violations described in paragraph (b) of this clause in its own operations and direct business relationships.
 - (2) When the Contractor has reasonable grounds to believe that a violation described in paragraph (b) of this clause may have occurred, the Contractor shall promptly report in writing the possible violation. Such reports shall be made to the inspector general of the contracting agency, the head of the contracting agency if the agency does not have an inspector general, or the Department of Justice.
 - (3) The Contractor shall cooperate fully with any Federal agency investigating a possible violation described in paragraph (b) of this clause.
 - (4) The Contracting Officer may (i) offset the amount of the kickback against any monies owed by the United States under the prime contract and/or (ii) direct that the Prime Contractor withhold from sums owed a subcontractor under the prime contract, the amount of the kickback. The Contracting Officer may order that monies withheld under subdivision (c)(4)(ii) of this clause be paid over to the Government unless the Government has already offset those monies under subdivision (c)(4)(i) of this clause. In the either case, the Prime Contractor shall notify the Contracting Officer when the monies are withheld.
 - (5) The Contractor agrees to incorporate the substance of this clause, including subparagraph (c)(5) but excepting subparagraph (c)(1), in all subcontracts under this contract which exceed \$100,000.

29. 52.223-6 DRUG-FREE WORKPLACE (JAN 1997)

(a) Definitions. As used in this clause --

"Controlled substance" means a controlled substance in schedules I through V of section 202 of the Controlled Substances Act (21 U.S.C. 812) and as further defined in regulation at 21 CFR 1308.11 - 1308.15.

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to deter-mine violations of the Federal or State criminal drug statutes.

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, possession, or use of any controlled substance.

"Drug-free workplace" means the site(s) for the performance of work done by the Contractor in connection with a specific contract at which employees of the Contractor are prohibited from engaging in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance.

"Employee" means an employee of a Contractor directly engaged in the performance of work under a Government contract. "Directly engaged" is defined to include all direct cost employees and any other Contractor employee who has other than a minimal impact or involvement in contract performance.

"Individual" means an offeror/contractor that has no more than one employee including the offeror/contractor.

(b) The Contractor, if other than an individual, shall-- within 30 days after award (unless a longer period is agreed to in writing for contracts of 30 days or more performance duration), or as soon as possible for contracts of less than 30 days performance duration--

- (1) Publish a statement notifying its employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the

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- Contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition;
- (2) Establish an ongoing drug-free awareness program to inform such employees about--
- (i) The dangers of drug abuse in the workplace;
 - (ii) The Contractor's policy of maintaining a drug-free workplace;
 - (iii) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (iv) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- (3) Provide all employees engaged in performance of the contract with a copy of the statement required by subparagraph (b)(1) of this clause;
- (4) Notify such employees in writing in the statement required by subparagraph (b)(1) of this clause that, as a condition of continued employment on this contract, the employee will--
- (i) Abide by the terms of the statement; and
 - (ii) Notify the employer in writing of the employee's conviction under a criminal drug statute for a violation occurring in the workplace no later than 5 days after such conviction.
- (5) Notify the Contracting Officer in writing within 10 days after receiving notice under subdivision (b)(4)(ii) of this clause, from an employee or otherwise receiving actual notice of such conviction. The notice shall include the position title of the employee;
- (6) Within 30 days after receiving notice under subdivision (b)(4)(ii) of this clause of a conviction, take one of the following actions with respect to any employee who is convicted of a drug abuse violation occurring in the workplace:
- (i) Taking appropriate personnel action against such employee, up to and including termination; or
 - (ii) Require such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency; and
- (7) Make a good faith effort to maintain a drug-free workplace through implementation of subparagraphs (b)(1) through (b)(6) of this clause.
- (c) The Contractor, if an individual, agrees by award of the contract or acceptance of a purchase order, not to engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance while performing this contract.
- (d) In addition to other remedies available to the Government, the Contractor's failure to comply with the requirements of paragraph (b) or (c) of this clause may, pursuant to FAR 23.506, render the Contractor subject to suspension of contract payments, termination of the contract for default, and suspension or debarment.

30. 552.203-73 - PRICE ADJUSTMENT FOR ILLEGAL OR IMPROPER ACTIVITY (SEP 1990)

(Applies to leases which exceed \$100,000.)

- (a) If the head of the contracting activity (HCA) or his or her designee determines that there was a violation of subsection 27(a) of the Office of Federal Procurement Policy Act, as amended (41 U.S.C. 423), as implemented in the Federal Acquisition Regulation, the Government, at its election, may--
- (1) Reduce the monthly rental under this lease by 5 percent of the amount of the rental for each month of the remaining term of the lease, including any option periods, and recover 5 percent of the rental already paid;
 - (2) Reduce payments for alterations not included in monthly rental payments by 5 percent of the amount of the alterations agreement; or
 - (3) Reduce the payments for violations by a Lessor's subcontractor by an amount not to exceed the amount of profit or fee reflected in the subcontract at the time the subcontract was placed.
- (b) Prior to making a determination as set forth above, the HCA or designee shall provide to the Lessor a written notice of the action being considered and the basis therefor. The Lessor shall have a period determined by the agency head or designee, but not less than 30 calendar days after receipt of such notice, to submit in person, in writing, or through a representative, information and argument in opposition to the proposed reduction. The

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agency head or designee may, upon good cause shown, determine to deduct less than the above amounts from payments.

- (c) The rights and remedies of the Government specified herein are not exclusive, and are in addition to any other rights and remedies provided by law or under this lease.

31. 52 215-22 - PRICE REDUCTION FOR DEFECTIVE COST OR PRICING DATA (OCT 1995)

(Applies when cost or pricing data is required for work or service exceeding \$500,000.)

- (a) If any price, including profit or fee, negotiated in connection with this contract, or any cost reimbursable under this contract, was increased by any significant amount because (1) the Contractor or a subcontractor furnished cost or pricing data that were not complete, accurate, and current as certified in its Certificate of Current Cost or Pricing Data, (2) a subcontractor or prospective subcontractor furnished the Contractor cost or pricing data that were not complete, accurate, and current as certified in the Contractor's Certificate of Current Cost or Pricing Data, or (3) any of these parties furnished data of any description that were not accurate, the price or cost shall be reduced accordingly and the contract shall be modified to reflect the reduction.
- (b) Any reduction in the contract price under paragraph (a) of this clause due to defective data from a prospective subcontractor that was not subsequently awarded the subcontract shall be limited to the amount, plus applicable overhead and profit markup, by which (1) the actual subcontract or (2) the actual cost to the Contractor, if there was no subcontract, was less than the prospective subcontract cost estimate submitted by the Contractor; *provided*, that the actual subcontract price was not itself affected by defective cost pricing data.
- (c) (1) If the Contracting Officer determines under paragraph (a) of this clause that a price or cost reduction should be made, the Contractor agrees not to raise the following matters as a defense:
- (i) The Contractor or subcontractor was a sole source supplier or otherwise was in a superior bargaining position and thus the price of the contract would not have been modified even if accurate, complete, and current cost or pricing data had been submitted.
 - (ii) The Contracting Officer should have known that the cost or pricing data in issue were defective even though the Contractor or subcontractor took no affirmative action to bring the character of the data to the attention of the Contracting Officer.
 - (iii) The contract was based on an agreement about the total cost of the contract and there was no agreement about the cost of each item procured under the contract.
 - (iv) The Contractor or subcontractor did not submit a Certificate of Current Cost or Pricing Data.
- (2) (i) Except as prohibited by subdivision (c)(2)(ii) of this clause, an offset in an amount determined appropriate by the Contracting Officer based upon the facts shall be allowed against the amount of a contract price reduction if—
- (A) The Contractor certifies to the Contracting Officer that, to the best of the Contractor's knowledge and belief, the Contractor is entitled to the offset in the amount requested; and
 - (B) The Contractor proves that the cost or pricing data were available before the date of agreement on the price of the contract (or price of the modification) and that the data were not submitted before such date.
- (ii) An offset shall not be allowed if—
- (A) The understated data was known by the Contractor to be understated when the Certificate of Current Cost or Pricing Data was signed; or
 - (B) The Government proves that the facts demonstrate that the contract price would not have increased in the amount to be offset even if the available data had been submitted before the date of agreement on price.
- (d) If any reduction in the contract price under this clause reduces the price of items for which payment was made prior to the date of the modification reflecting the price reduction, the Contractor shall be liable to and shall pay the United States at the time such overpayment is repaid—
- (1) Simple interest on the amount of such overpayment to be computed from the date(s) of overpayment to the Contractor to the date the Government is repaid by the Contractor at the applicable underpayment rate effective for each quarter prescribed by the Secretary of the Treasury under 26 U.S.C. 6621(a)(2); and
 - (2) A penalty equal to the amount of the overpayment, if the Contractor or subcontractor knowingly submitted cost or pricing data which were incomplete, inaccurate, or noncurrent.

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32. 552.270-20 - PROPOSALS FOR ADJUSTMENT (APR 1995)

- (a) The Contracting Officer may, from time to time during the term of this lease, require changes to be made in the work or services to be performed and in the terms or conditions of this lease. Such changes will be required under the Changes clause.
- (b) If the Contracting Officer makes a change within the general scope of the lease, the Lessor shall submit, in a timely manner, an itemized cost proposal for the work to be accomplished or services to be performed when the cost exceeds \$100,000. The proposal, including all subcontractor work, will contain at least the following details--
- (1) Material quantities and unit costs;
 - (2) Labor costs (identified with specific item or material to be placed or operation to be performed;
 - (3) Equipment costs;
 - (4) Worker's compensation and public liability insurance;
 - (5) Overhead;
 - (6) Profit; and
 - (7) Employment taxes under FICA and FUTA.
- (c) The following Federal Acquisition Regulation (FAR) provisions also apply to all proposals exceeding \$500,000 in cost --
- (1) The Lessor shall provide cost or pricing data including subcontractor cost or pricing data (48 CFR 15.804-2);
 - (2) The Lessor's representative, all Contractors, and subcontractors whose portion of the work exceeds \$500,000 must sign and return the "Certificate of Current Cost or Pricing Data" (48 CFR 15.804-4); and
 - (3) The agreement for "Price Reduction for Defective Cost or Pricing Data" must be signed and returned (48 CFR 15.804-8).
- (d) Lessors shall also refer to 48 CFR Part 31, Contract Cost Principles, for information on which costs are allowable, reasonable, and allocable in Government work.

33. 552.270-21 - CHANGES (JUL 1995) (VARIATION)

- (a) The Contracting Officer may at any time, by written order, make changes within the general scope of this lease in any one or more of the following:
- (1) Specifications (including drawings and designs);
 - (2) Work or services;
 - (3) Facilities or space layout; or
 - (4) Amount of space, provided the Lessor consents to the change.
- (b) If any such change causes an increase or decrease in Lessor's cost of or the time required for performance under this lease, whether or not changed by the order, the Contracting Officer shall modify this lease to provide for one or more of the following:
- (1) A modification of the delivery date;
 - (2) An equitable adjustment in the rental rate;
 - (3) A lump sum equitable adjustment; or
 - (4) An equitable adjustment of the annual operating costs per usable square foot specified in this lease.
- (c) The Lessor shall assert its right to an adjustment under this clause within 30 days from the date of receipt of the change order and shall submit a proposal for adjustment. Failure to agree to any adjustment shall be a dispute under the Disputes clause. However, nothing in this clause shall excuse the lessor from proceeding with the change as directed.
- (d) Absent such written change order, the Government shall not be liable to Lessor under this clause.

34. 552.215-70 - EXAMINATION OF RECORDS BY GSA (FEB 1996)

The Contractor agrees that the Administrator of General Services, or any duly authorized representative shall, until the expiration of 3 years after final payment under this contract, or of the time periods for the particular records specified in Subpart 4.7 of the Federal Acquisition Regulation (48 CFR 4.7), whichever expires earlier, have access to and the right to examine any books, documents, papers, and records of the Contractor involving transactions related to this contract or compliance with any clauses thereunder. The Contractor further agrees to include in all its subcontracts hereunder a provision to the effect that the subcontractor agrees that the Administrator of General Services, or any duly authorized representatives shall, until the expiration

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of 3 years after final payment under the subcontract, or of the time periods for the particular records specified in Subpart 4.7 of the Federal Acquisition Regulation (48 CFR 4.7), whichever expires earlier, have access to and the right to examine any books, documents, papers, and records of such subcontractor, involving transactions related to the subcontract or compliance with any clauses thereunder. The term "subcontract" as used in this clause excludes (a) purchase orders not exceeding \$100,000 and (b) subcontracts or purchase orders for public utility services at rates established for uniform applicability to the general public.

35. 52.233-1 - DISPUTES (OCT 1995)

- (a) This contract is subject to the Contract Disputes Act of 1978, as amended (41 U.S.C. 601-613).
- (b) Except as provided in the Act, all disputes arising under or relating to this contract shall be resolved under this clause.
- (c) "Claim," as used in this clause, means a written demand or written assertion by one of the contracting parties seeking, as a matter of right, the payment of money in a sum certain, the adjustment or interpretation of contract terms, or other relief arising under or relating to this contract. A claim arising under a contract, unlike a claim relating to that contract, is a claim that can be resolved under a contract clause that provides for the relief sought by the claimant. However, a written demand or written assertion by the Contractor seeking the payment of money exceeding \$100,000 is not a claim under the Act until certified as required by subparagraph (d)(2) of this clause. A voucher, invoice, or other routine request for payment that is not in dispute when submitted is not a claim under the Act. The submission may be converted to a claim under the Act, by complying with the submission and certification requirements of this clause, if it is disputed either as to liability or amount or is not acted upon in a reasonable time.
- (d)
 - (1) A claim by the Contractor shall be made in writing and, unless otherwise stated in this contract, submitted within 6 years after accrual of the claim to the Contracting Officer for a written decision. A claim by the Government against the Contractor shall be subject to a written decision by the Contracting Officer.
 - (2)
 - (i) Contractors shall provide the certification specified in subparagraph (d)(2)(iii) of this clause when submitting any claim--
 - (A) Exceeding \$100,000; or
 - (B) Regardless of the amount claimed, when using--
 - (1) Arbitration conducted pursuant to 5 U.S.C. 575-580; or
 - (2) Any other alternative means of dispute resolution (ADR) technique that the agency elects to handle in accordance with the Administrative Dispute Resolution Act (ADRA).
 - (ii) The certification requirement does not apply to issues in controversy that have not been submitted as all or part of a claim.
 - (iii) The certification shall state as follows: "I certify that the claim is made in good faith; that the supporting data are accurate and complete to the best of my knowledge and belief; that the amount requested accurately reflects the contract adjustment for which the Contractor believes the Government is liable; and that I am duly authorized to certify the claim on behalf of the Contractor."
 - (3) The certification may be executed by any person duly authorized to bind the Contractor with respect to the claim.
- (e) For Contractor claims of \$100,000 or less, the Contracting Officer must, if requested in writing by the Contractor, render a decision within 60 days of the request. For Contractor-certified claims over \$100,000, the Contracting Officer must, within 60 days, decide the claim or notify the Contractor of the date by which the decision will be made.
- (f) The Contracting Officer's decision shall be final unless the Contractor appeals or files a suit as provided in the Act.
- (g) If the claim by the Contractor is submitted to the Contracting Officer or a claim by the Government is presented to the Contractor, the parties, by mutual consent, may agree to use ADR. If the Contractor refuses an offer for alternative disputes resolution, the Contractor shall inform the Contracting Officer, in writing, of the Contractor's specific reasons for rejecting the request. When using arbitration conducted pursuant to 5 U.S.C. 575-580, or when using any other ADR technique that the agency elects to handle in accordance with the ADRA, any claim, regardless of amount, shall be accompanied by the certification described in subparagraph (d)(2)(iii) of this clause, and executed in accordance with subparagraph (d)(3) of this clause.
- (h) The Government shall pay interest on the amount found due and unpaid from (1) the date that the Contracting Officer receives the claim (certified if required); or (2) the date that payment otherwise would be due, if that date is later, until the date of payment. With regard

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to claims having defective certifications, as defined in FAR 33.201, interest shall be paid from the date that the Contracting Officer initially receives the claim. Simple interest on claims shall be paid at the rate, fixed by the Secretary of the Treasury as provided in the Act, which is applicable to the period during which the Contracting Officer receives the claim and then at the rate applicable for each 6-month period as fixed by the Treasury Secretary during the pendency of the claim.

- (i) The Contractor shall proceed diligently with performance of this contract, pending final resolution of any request for relief, claim, appeal, or action arising under the contract, and comply with any decision of the Contracting Officer.

38. 52.222-26 - EQUAL OPPORTUNITY (APR 1984)

- (a) If, during any 12-month period (including the 12 months preceding the award of this contract), the Contractor has been or is awarded nonexempt Federal contracts and/or subcontracts that have an aggregate value in excess of \$10,000, the Contractor shall comply with subparagraphs (b)(1) through (11) below. Upon request, the Contractor shall provide information necessary to determine the applicability of this clause.
- (b) During performing this contract, the Contractor agrees as follows:
- (1) The Contractor shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin.
 - (2) The Contractor shall take affirmative action to ensure the applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. This shall include, but not be limited to, (i) employment, (ii) upgrading, (iii) demotion, (iv) transfer, (v) recruitment or recruitment advertising, (vi) layoff or termination, (vii) rates of pay or other forms of compensation, and (viii) selection for training, including apprenticeship.
 - (3) The Contractor shall post in conspicuous places available to employees and applicants for employment the notices to be provided by the Contracting Officer that explain this clause.
 - (4) The Contractor shall, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
 - (5) The Contractor shall send, to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, the notice to be provided by the Contracting Officer advising the labor union or workers' representative of the Contractor's commitments under this clause, and post copies of the notice in conspicuous places available to employees and applicants for employment.
 - (6) The Contractor shall comply with Executive Order 11246, as amended, and the rules, regulations, and orders of the Secretary of Labor.
 - (7) The Contractor shall furnish to the contracting agency all information required by Executive Order 11246, as amended, and by the rules, regulations, and orders of the Secretary of Labor. Standard Form 100 (EEO-1), or any successor form, is the prescribed form to be filed within 30 days following the award, unless filed within 12 months preceding the date of award.
 - (8) The Contractor shall permit access to its books, records, and accounts by the contracting agency or the Office of Federal Contract Compliance Programs (OFCCP) for the purpose of investigation to ascertain the Contractor's compliance with the applicable rules, regulations, and orders.
 - (9) If the OFCCP determines that the Contractor is not in compliance with this clause or any rule, regulation, or order of the Secretary of Labor, this contract may be canceled, terminated, or suspended in whole or in part and the Contractor may be declared ineligible for further Government contracts, under the procedures authorized in Executive Order 11246, as amended. In addition, sanctions may be imposed and remedies invoked against the Contractor as provided in Executive Order 11246, as amended, the rules, regulations, and orders of the Secretary of Labor, or as otherwise provided by law.
 - (10) The Contractor shall include the terms and conditions of subparagraph (b)(1) through (11) of this clause in every subcontract or purchase order that is not exempted by the rules, regulations, or orders of the Secretary of Labor issued under Executive Order 11246, as amended, so that these terms and conditions will be binding upon each subcontractor or vendor.
 - (11) The Contractor shall take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing these terms and conditions, including sanctions for noncompliance; provided, that if the Contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of any direction, the Contractor may request the United States to enter into the litigation to protect the interests of the United States.

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- (c) Notwithstanding any other clause in this contract, disputes relative to this clause will be governed by the procedures in 41 CFR 60-1.1.

37. 52.222-35 - AFFIRMATIVE ACTION FOR SPECIAL DISABLED AND VIETNAM ERA VETERANS (APR 1984) (DEVIATION)

(a) Definitions.

"Appropriate office of the State employment service system," as used in this clause, means the local office of the Federal-State national system of public employment offices with assigned responsibility for serving the area where the employment opening is to be filled, including the District of Columbia, Guam, Puerto Rico, and the Virgin Islands.

"Positions that will be filled from within the Contractor's organization," as used in this clause, means employment openings for which no consideration will be given to persons outside the Contractor's organization (including any affiliates, subsidiaries, and the parent companies) and includes any openings that the Contractor proposes to fill from regularly established "recall" lists.

"Employment openings," as used in this clause, includes full-time employment, temporary employment of over 3 days, and part-time employment, but does not include (1) executive and top management positions, (2) positions that will be filled from within the Contractor's organization or under a customary and traditional employer-union hiring arrangement, or (3) openings in an educational institution that are restricted to students of that institution.

(b) General.

- (1) Regarding any position for which the employee or applicant for employment is qualified, the Contractor shall not discriminate against the individual because the individual is a special disabled or Vietnam era veteran. The Contractor agrees to take affirmative action to employ, advance in employment, and otherwise treat qualified special disabled and Vietnam era veterans without discrimination based upon their disability or veterans' status in all employment practices such as—
 - (i) Employment;
 - (ii) Upgrading;
 - (iii) Demotion or transfer;
 - (iv) Recruitment;
 - (v) Advertising;
 - (vi) Layoff or termination;
 - (vii) Rates of pay or other forms of compensation; and
 - (viii) Selection for training, including apprenticeship.
- (2) The Contractor agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor (Secretary) issued under the Vietnam Era Veterans' Readjustment Assistance Act of 1972 (the Act), as amended.

(c) Listing openings.

- (1) The Contractor agrees to list all employment openings existing at contract award or occurring during contract performance, at an appropriate office of the State employment service system in the locality where the opening occurs. These openings include those occurring at any contractor facility, including one not connected with performing this contract. An independent corporate affiliate is exempt from this requirement.
- (2) State and local government agencies holding Federal contracts of \$10,000 or more shall also list all their openings with the appropriate office of the State employment service.
- (3) The listing of employment openings with the State employment service system is required at least concurrently with using any other recruitment source or effort and involves the obligations of placing a bona fide job order, including accepting referrals of veterans and nonveterans. This listing does not require hiring any particular job applicant or hiring from any particular group of job applicants and is not intended to relieve the Contractor from any requirements of Executive orders or regulations concerning nondiscrimination in employment.
- (4) Whenever the Contractor becomes contractually bound to the listing terms of this clause, it shall advise the State employment service system, in each State where it has establishments, of the name and location of each hiring location in the State. As long as the Contractor is contractually bound to these terms and has so advised the State system, it need not advise the State system of subsequent contracts. The Contractor may advise the State system when it is no longer bound by this contract clause.
- (5) Under the most compelling circumstances, an employment opening may not be suitable for listing, including situations when (i) the Government's needs cannot

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reasonably be supplied, (ii) listing would be contrary to National security, or (ii) the requirement of listing would not be in the Government's interest.

(d) Applicability.

- (1) This clause does not apply to the listing of employment openings which occur and are filled outside the 50 states, the District of Columbia, the Commonwealth of Puerto Rico, Guam, and the Virgin Islands.
- (2) The terms of paragraph (c) above of this clause do not apply to openings that the Contractor proposes to fill from within its own organization or under a customary and traditional employer-union hiring arrangement. This exclusion does not apply to a particular opening once an employer decides to consider applicants outside of its own organization or employer-union arrangement for that opening.

(e) Postings.

- (1) The Contractor agrees to post employment notices stating (i) the Contractor's obligation under the law to take affirmative action to employ and advance in employment qualified special disabled veterans and veterans of the Vietnam era, and (ii) the rights of applicants and employees.
- (2) These notices shall be posted in conspicuous places that are available to employees and applicants for employment. They shall be in a form prescribed by the Director, Office of Federal Contract Compliance Programs, Department of Labor (Director), and provided by or through the Contracting Officer.
- (3) The Contractor shall notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the Contractor is bound by the terms of the Act, and is committed to take affirmative action to employ, and advance in employment, qualified special disabled and Vietnam era veterans.

(f) Noncompliance. If the Contractor does not comply with the requirements of this clause, appropriate actions may be taken under the rules, regulations, and relevant orders of the Secretary issued pursuant to the Act.

(g) Subcontracts. The Contractor shall include the terms of this clause in every subcontract or purchase order of \$10,000 or more unless exempted by rules, regulations, or orders of the Secretary. The Contractor shall act as specified by the Director to enforce the terms, including action for noncompliance.

38. 52.222-36 - AFFIRMATIVE ACTION FOR HANDICAPPED WORKERS (APR 1984)

(a) General.

- (1) Regarding any position for which the employee or applicant for employment is qualified, the Contractor shall not discriminate against any employee or applicant because of physical or mental handicap. The Contractor agrees to take affirmative action to employ, advance in employment and otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental handicap in all employment practices such as—
 - (i) Employment;
 - (ii) Upgrading;
 - (iii) Demotion or transfer;
 - (iv) Recruitment;
 - (v) Advertising;
 - (vi) Layoff or termination;
 - (vii) Rates of pay or other forms of compensation; and
 - (viii) Selection for training, including apprenticeship.
- (2) The Contractor agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor (Secretary) issued under the Rehabilitation Act of 1973 (29 USC 793) (the Act), as amended.

(b) Postings.

- (1) The Contractor agrees to post employment notices stating (i) the Contractor's obligation under the law to take affirmative action to employ and advance in employment qualified handicapped individuals and (ii) the rights of applicants and employees.
- (2) These notices shall be posted in conspicuous places that are available to employees and applicants for employment. They shall be in a form prescribed by the Director, Office of Federal Contract Compliance Programs, Department of Labor (Director), and provided by or through the Contracting Officer.

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- (3) The Contractor shall notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the Contractor is bound by the terms of Section 503 of the Act and is committed to take affirmative action to employ, and advance in employment, qualified physically and mentally handicapped individuals.
- (c) Noncompliance. If the Contractor does not comply with the requirements of this clause, appropriate actions may be taken under the rules, regulations, and relevant orders of the Secretary issued pursuant to the Act.
- (d) Subcontracts. The Contractor shall include the terms of this clause in every subcontract or purchase order in excess of \$2,500 unless exempted by rules, regulations, or orders of the Secretary. The Contractor shall act as specified by the Director to enforce the terms, including action for noncompliance.
39. 52.222-37 - EMPLOYMENT REPORTS ON SPECIAL DISABLED VETERANS AND VETERANS OF THE VIETNAM ERA (JAN 1988)
- (a) The Contractor shall report at least annually, as required by the Secretary of Labor, on:
- (1) The number of special disabled veterans and the number of veterans of the Vietnam era in the workforce of the contractor by job category and hiring location; and
- (2) The total number of new employees hired during the period covered by the report, and of that total, the number of special disabled veterans, and the number of veterans of the Vietnam era.
- (b) The above items shall be reported by completing the form entitled "Federal Contractor Veterans' Employment Report VETS-100."
- (c) Reports shall be submitted no later than March 31 of each year beginning March 31, 1988.
- (d) The employment activity report required by paragraph (a)(2) of this clause shall reflect total hires during the most recent 12-month period as of the ending date selected for the employment profile report required by paragraph (a)(1) of this clause. Contractors may select an ending date: (1) As of the end of any pay period during the period January through March 1 of the year the report is due, or (2) as of December 31, if the Contractor has previous written approval from the Equal Employment Opportunity Commission to do so for purposes of submitting the Employer Information Report EEO-1 (Standard Form 100).
- (e) The count of veterans reported according to paragraph (a) of this clause shall be based on voluntary disclosure. Each Contractor subject to the reporting requirements at 38 U.S.C. 2012(d) shall invite all special disabled veterans and veterans of the Vietnam era who wish to benefit under the affirmative action program at 38 U.S.C. 2012 to identify themselves to the Contractor. The invitation shall state that the information is voluntarily provided, that the information will be kept confidential, that disclosure or refusal to provide the information will not subject the applicant or employee to any adverse treatment, and that the information will be used only in accordance with the regulations promulgated under 38 U.S.C. 2012.
- (f) Subcontracts. The Contractor shall include the terms of this clause in every subcontract or purchase order of \$10,000 or more unless exempted by rules, regulations, or orders of the Secretary.
40. 52.209-6 - PROTECTING THE GOVERNMENT'S INTEREST WHEN SUBCONTRACTING WITH CONTRACTORS DEBARRED, SUSPENDED, OR PROPOSED FOR DEBARMENT (AUG 1995)
- (a) The Government suspends or debar Contractors to protect the Government's interests. Contractors shall not enter into any subcontract in excess of the small purchase limitation at FAR 13.000 with a Contractor that has been debarred, suspended, or proposed for debarment unless there is a compelling reason to do so.
- (b) The Contractor shall require each proposed first-tier subcontractor, whose subcontract will exceed the small purchase limitation at FAR 13.000, to disclose to the Contractor, in writing, whether as of the time of award of the subcontract, the subcontractor, or its principals, is or is not debarred, suspended, or proposed for debarment by the Federal Government.
- (c) A corporate officer or designee of the Contractor shall notify the Contracting Officer, in writing, before entering into a subcontract with a party that is debarred, suspended or proposed for debarment (See FAR 9.404 for information on the List of Parties Excluded from Federal Procurement and Nonprocurement Programs). The notice must include the following:

- (1) The name of the subcontractor,

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- (2) The Contractor's knowledge of the reasons for the subcontractor being on the List of Parties Excluded from Federal Procurement and Nonprocurement Programs;
- (3) The compelling reason(s) for doing business with the subcontractor notwithstanding its inclusion on the List of Parties Excluded from Federal Procurement and Nonprocurement Programs;
- (4) The systems and procedures the Contractor has established to ensure that it is fully protecting the Government's interests when dealing with such subcontractor in view of the specific basis for the party's debarment, suspension, or proposed debarment.

41. 52.215-24 - SUBCONTRACTOR COST OR PRICING DATA (OCT 1995)

(Applies when the clause 52.215-22 is applicable.)

- (a) Before awarding any subcontract expected to exceed the threshold for submission of cost or pricing data at FAR 15.804-2(a)(1), on the date of agreement on price or the date of award, which ever is later; or before pricing any subcontract modification involving a pricing adjustment expected to exceed the threshold for submission of cost or pricing data at FAR 15.804-2(a)(1), the Contractor shall require the subcontractor to submit cost or pricing data (actually or by specific identification in writing), unless an exception under FAR 15.804-1 applies.
- (b) The Contractor shall require the subcontractor to certify in substantially the form prescribed in subsection 15.804-4 of the Federal Acquisition Regulation (FAR) that, to the best of its knowledge and belief, the data submitted under paragraph (a) of this clause were accurate, complete, and current as of the date of agreement on the negotiated price of the subcontract or subcontract modification.
- (c) In each subcontract that exceeds the threshold for submission of cost or pricing data at FAR 15.804-2(a)(1), when entered into, the Contractor shall insert either—
 - (1) The substance of this clause, including this paragraph (c), if paragraph (a) of this clause requires submission of cost or pricing data for the subcontract; or
 - (2) The substance of the clause at FAR 52.215-25, Subcontractor Cost or Pricing Data—Modifications.

42. 52.219-8 - UTILIZATION OF SMALL, SMALL DISADVANTAGED AND WOMEN-OWNED SMALL BUSINESS CONCERNS (AUG 1996)

(Applies to leases which exceed \$100,000 average net annual rental, including option periods.)

- (a) It is the policy of the United States that small business concerns, small business concerns owned and controlled by socially and economically disadvantaged individuals and small business concerns owned and controlled by women shall have the maximum practicable opportunity to participate in performing contracts let by any Federal agency, including contracts and subcontracts for subsystems, assemblies, components, and related services for major systems. It is further the policy of the United States that its prime contractors establish procedures to ensure the timely payment of amounts due pursuant to the terms of their subcontracts with small business concerns, small business concerns owned and controlled by socially and economically disadvantaged individuals and small business concerns owned and controlled by women.
- (b) The Contractor hereby agrees to carry out this policy in the awarding of subcontracts to the fullest extent consistent with efficient contract performance. The Contractor further agrees to cooperate in any studies or surveys as may be conducted by the United States Small Business Administration or the awarding agency of the United States as may be necessary to determine the extent of the Contractor's compliance with this clause.
- (c) As used in this contract, the term "small business concern" shall mean a small business as defined pursuant to section 3 of the Small Business Act and relevant regulations promulgated pursuant thereto. The term "small business concern owned and controlled by socially and economically disadvantaged individuals" shall mean a small business concern (1) which is at least 51 percent unconditionally owned by one or more socially and economically disadvantaged individuals; or, in the case of any publicly owned business, at least 51 percent of the stock of which is unconditionally owned by one or more socially and economically disadvantaged individuals; and (2) whose management and daily business operations are controlled by one or more of such individuals. This term also means a small business concern that is at least 51 percent unconditionally owned by an economically disadvantaged Indian tribe or Native Hawaiian Organization, or a publicly owned business having at least 51 percent of its stock unconditionally owned by one of these entities which has its management and daily business controlled by members of an economically disadvantaged Indian tribe or Native Hawaiian Organization, and which meets the requirements of 13 CFR 124. The Contractor shall presume that socially and economically

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disadvantaged individuals include Black Americans, Hispanic Americans, Native Americans, Asian-Pacific Americans, Subcontinent Asian Americans, and other minorities, or any other individual found to be disadvantaged by the Administration pursuant to section 8(a) of the Small Business Act. The Contractor shall presume that socially and economically disadvantaged entities also include Indian Tribes and Native Hawaiian Organizations.

- (d) The term "small business concerns owned and controlled by women" shall mean a small business concern (i) which is at least 51 percent owned by one or more women, or, in the case of any publicly owned business, at least 51 percent of the stock of which is owned by one or more women, and (ii) whose management and daily business operations are controlled by one or more women; and
- (e) Contractors acting in good faith may rely on written representations by their subcontractors regarding their status as a small business concern, a small business concern owned and controlled by socially and economically disadvantaged individuals or a small business concern owned and controlled by women.

43. 52.219-9 SMALL, SMALL DISADVANTAGED AND WOMEN-OWNED SMALL BUSINESS SUBCONTRACTING PLAN (AUG 1996)

(Applies to leases which exceed \$500,000.)

- (a) This clause does not apply to small business concerns.
- (b) "Commercial product," as used in this clause, means a product in regular production that is sold in substantial quantities to the general public and/or industry at established catalog or market prices. It also means a product which, in the opinion of the Contracting Officer, differs only insignificantly from the Contractor's commercial product.

"Subcontract," as used in this clause, means any agreement (other than one involving an employer-employee relationship) entered into by a Federal Government prime Contractor or subcontractor calling for supplies or services required for performance of the contract or subcontract.

- (c) The offeror, upon request by the Contracting Officer, shall submit and negotiate a subcontracting plan, where applicable, which separately addresses subcontracting with small business concerns, with small disadvantaged business concerns and with women-owned small business concerns. If the offeror is submitting an individual contract plan, the plan must separately address subcontracting with small business concerns, small disadvantaged business concerns, and women-owned small business concerns with a separate part for the basic contract and separate parts for each option (if any). The plan shall be included in and made a part of the resultant contract. The subcontracting plan shall be negotiated within the time specified by the Contracting Officer. Failure to submit and negotiate the subcontracting plan shall make the offeror ineligible for award of a contract.

- (d) The offeror's subcontracting plan shall include the following:

- (1) Goals, expressed in terms of percentages of total planned subcontracting dollars, for the use of small business concerns, small disadvantaged business concerns and women-owned small business concerns as subcontractors. The offeror shall include all subcontracts that contribute to contract performance, and may include a proportionate share of products and services that are normally allocated as indirect costs.
- (2) A statement of—
 - (i) Total dollars planned to be subcontracted;
 - (ii) Total dollars planned to be subcontracted to small business concerns;
 - (iii) Total dollars planned to be subcontracted to small disadvantaged business concerns; and
 - (iv) Total dollars planned to be subcontracted to women-owned small business concerns.
- (3) A description of the principal types of supplies and services to be subcontracted, and an identification of the types planned for subcontracting to (i) small business concerns, (ii) small disadvantaged business concerns and (iii) women-owned small business concerns.
- (4) A description of the method used to develop the subcontracting goals in paragraph (d)(1) of this clause.
- (5) A description of the method used to identify potential sources for solicitation purposes (e.g., existing company source lists, the Procurement Automated Source System (PASS) of the Small Business Administration, the National Minority Purchasing Council Vendor Information Service, the Research and Information Division of the Minority Business Development Agency in the Department of Commerce, or small, small disadvantaged and women-owned small business concerns trade associations). A firm may rely on the information contained in PASS as an accurate representation of a concern's size and

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ownership characteristics for purposes of maintaining a small business source list. A firm may rely on PASS as a small business source list. Use of the PASS as its source list does not relieve a firm of its responsibilities (e.g., outreach, assistance, counseling, publicizing subcontracting opportunities) in this clause.

- (6) A statement as to whether or not the offeror included indirect costs in establishing subcontracting goals, and a description of the method used to determine the proportionate share of indirect costs to be incurred with (i) small business concerns, (ii) small disadvantaged business concerns, and (iii) women-owned small business concerns.
- (7) The name of the individual employed by the offeror who will administer the offeror's subcontracting program, and a description of the duties of the individual.
- (8) A description of the efforts the offeror will make to assure that small, small disadvantaged and women-owned small business concerns have an equitable opportunity to compete for subcontracts.
- (9) Assurances that the offeror will include the clause in this contract entitled "Utilization of Small, Small Disadvantaged and Women-Owned Small Business Concerns" in all subcontracts that offer further subcontracting opportunities, and that the offeror will require all subcontractors (except small business concerns) who receive subcontracts in excess of \$500,000 (\$1,000,000 for construction of any public facility) to adopt a plan similar to the plan agreed to by the offeror.
- (10) Assurances that the offeror will (i) cooperate in any studies or surveys as may be required, (ii) submit periodic reports in order to allow the Government to determine the extent of compliance by the offeror with the subcontracting plan, (iii) submit Standard Form (SF) 294, Subcontracting Report for Individual Contracts, and/or SF 295, Summary Subcontract Report, in accordance with the instructions on the forms, and (iv) ensure that its subcontractors agree to submit Standard Forms 294 and 295.
- (11) A recitation of the types of records the offeror will maintain to demonstrate procedures that have been adopted to comply with the requirements and goals in the plan, including establishing source lists; and a description of its efforts to locate small, small disadvantaged and women-owned small business concerns and award subcontracts to them. The records shall include at least the following (on a plant-wide or company-wide basis, unless otherwise indicated):
 - (i) Source lists (e.g., PASS), guides, and other data that identify small, small disadvantaged and women-owned small business concerns.
 - (ii) Organizations contacted in an attempt to locate sources that are small, small disadvantaged or women-owned small business concerns.
 - (iii) Records on each subcontract solicitation resulting in an award of more than \$100,000, indicating (A) whether small business concerns were solicited and if not, why not, (B) whether small disadvantaged business concerns were solicited and if not, why not, (C) whether women-owned small business concerns were solicited and if not, why not, and (D) if applicable, the reason award was not made to a small business concern.
 - (iv) Records of any outreach efforts to contact (A) trade associations, (B) business development organizations, and (C) conferences and trade fairs to locate small, small disadvantaged and women-owned small business sources.
 - (v) Records of internal guidance and encouragement provided to buyers through (A) workshops, seminars, training, etc., and (B) monitoring performance to evaluate compliance with the program's requirements.
 - (vi) On a contract-by-contract basis, records to support award data submitted by the offeror to the Government, including the name, address, and business size of each subcontractor. Contractors having company or division-wide annual plans need not comply with this requirement.
- (e) In order to effectively implement this plan to the extent consistent with efficient contract performance, the Contractor shall perform the following functions:
 - (1) Assist small, small disadvantaged and women-owned small business concerns by arranging solicitations, time for the preparation of bids, quantities, specifications, and delivery schedules so as to facilitate the participation by such concerns. Where the Contractor's lists of potential small, small disadvantaged and women-owned small business subcontractors are excessively long, reasonable efforts shall be made to give all such small business concerns an opportunity to compete over a period of time.
 - (2) Provide adequate and timely consideration of the potentialities of small, small disadvantaged and women-owned small business concerns in all "make-or-buy" decisions.
 - (3) Counsel and discuss subcontracting opportunities with representatives of small, small disadvantaged and women-owned small business firms.
 - (4) Provide notice to subcontractors concerning penalties and remedies for misrepresentations of business status as small, small disadvantaged or women-owned small business for the purpose of obtaining a subcontract that is to be included as part or all of a goal contained in the Contractor's subcontracting plan.

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- (f) A master subcontracting plan on a plant or division-wide basis which contains all the elements required by paragraph (d) of this clause, except goals, may be incorporated by reference as a part of the subcontracting plan required of the offeror by this clause; provided, (1) the master plan has been approved, (2) the offeror ensures that the master plan is updated as necessary and provides copies of the approved master plan, including evidence of its approval, to the Contracting Officer, and (3) goals and any deviations from the master plan deemed necessary by the Contracting Officer to satisfy the requirements of this contract are set forth in the individual subcontracting plan.
- (g) (1) If a commercial product is offered, the subcontracting plan required by this clause may relate to the offeror's production generally, for both commercial and noncommercial products, rather than solely to the Government contract. In these cases, the offeror shall, with the concurrence of the Contracting Officer, submit one company-wide or division-wide annual plan.
- (2) The annual plan shall be reviewed for approval by the agency awarding the offeror its first prime contract requiring a subcontracting plan during the fiscal year, or by an agency satisfactory to the Contracting Officer.
- (3) The approved plan shall remain in effect during the offeror's fiscal year for all of the offeror's commercial products.
- (h) Prior compliance of the offeror with other such subcontracting plans under previous contracts will be considered by the Contracting Officer in determining the responsibility of the offeror for award of the contract.
- (i) The failure of the Contractor or subcontractor to comply in good faith with (1) the clause of this contract entitled "Utilization of Small, Small Disadvantaged and Women-Owned Small Business Concerns," or (2) an approved plan required by this clause, shall be a material breach of the contract.

44. 52.219-16 LIQUIDATED DAMAGES—SUBCONTRACTING PLAN (OCT 1995)

- (a) *Failure to make a good faith effort to comply with the subcontracting plan*, as used in this clause, means a willful or intentional failure to perform in accordance with the requirements of the subcontracting plan approved under the clause in this contract entitled "Small, Small Disadvantaged and Women-Owned Small Business Subcontracting Plan," or willful or intentional action to frustrate the plan.
- (b) If, at contract completion, or in the case of a commercial products plan, at the close of the fiscal year for which the plan is applicable, the Contractor has failed to meet its subcontracting goals and the Contracting Officer decides in accordance with paragraph (c) of this clause that the Contractor failed to make a good faith effort to comply with its subcontracting plan, established in accordance with the clause in this contract entitled "Small, Small Disadvantage and Women-Owned Small Business Subcontracting Plan," the Contractor shall pay the Government liquidated damages in an amount stated. The amount of probable damages attributable to the Contractor's failure to comply, shall be an amount equal to the actual dollar amount by which the Contractor failed to achieve each subcontract goal or, in the case of a commercial products plan, that portion of the dollar amount allocable to Government contracts by which the Contractor failed to achieve each subcontract goal.
- (c) Before the Contracting Officer makes a final decision that the Contractor has failed to make such good faith effort, the Contracting Officer shall give the Contractor written notice specifying the failure and permitting the Contractor to demonstrate what good faith efforts have been made. Failure to respond to the notice may be taken as an admission that no valid explanation exists. If, after consideration of all the pertinent data, the Contracting Officer finds that the Contractor failed to make a good faith effort to comply with the subcontracting plan, the Contracting Officer shall issue a final decision to that effect and require that the Contractor pay the Government liquidated damages as provided in paragraph (b) of this clause.
- (d) With respect to commercial products plans; i.e., company-wide or division-wide subcontracting plans approved under paragraph (g) of the clause in this contract entitled "Small, Small Disadvantaged and Women-Owned Small Business Subcontracting Plan," the Contracting Officer of the agency that originally approved the plan will exercise the functions of the Contracting Officer under this clause on behalf of all agencies that awarded contracts covered by that commercial products plan.
- (e) The Contractor shall have the right of appeal, under the clause in this contract entitled Disputes, from any final decision of the Contracting Officer.
- (f) Liquidated damages shall be in addition to any other remedies that the Government may have.

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REPRESENTATIONS AND CERTIFICATIONS (Acquisition of Leasehold Interests in Real Property)	Solicitation Number 98-001	Dated March 31, 1998
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Complete appropriate boxes, sign the form, and attach to offer.

The Offeror makes the following Representations and Certifications. NOTE: The "Offeror," as used on this form, is the owner of the property offered, not an individual or agent representing the owner.

1. 52.219-1 - SMALL BUSINESS PROGRAM REPRESENTATIONS (JAN 1997) (VARIATION)

- (a) (1) The standard industrial classification (SIC) code for this acquisition is 6515.
- (2) The small business size standard applicable to this acquisition is average annual gross revenues of \$15 million or less for the preceding three fiscal years.

(b) Representations.

- (1) The Offeror represents as part of its offer that it ☒ is, ☐ is not a small business concern.
- (2) (Complete only if offeror represented itself as a small business concern in block (b)(1) of this section.) The Offeror represents as part of its offer that it ☐ is, ☒ is not a small disadvantaged business concern.
- (3) (Complete only if offeror represented itself as a small business concern in block (b)(1) of this section.) The Offeror represents as part of its offer that it ☐ is, ☒ is not a women-owned small business concern.

- (c) Definitions. Small business concern, as use in this provision, means a concern, including its affiliates, that is independently owned and operated, not dominant in the field of operation in which it is bidding on Government contracts, and qualified as a small business under the criteria in 13 CFR Part 121 and the size standard in paragraph (a) of this provision.

Small disadvantaged business concern, as use in this provision, means a small business concern that (1) is at least 51 percent unconditionally owned by one or more individuals who are both socially and economically disadvantaged, or a publicly owned business having at least 51 percent of its stock unconditionally owned by an economically disadvantaged individuals, and (2) has its management and daily business controlled by one or more such individuals. This term also means a small business concern that is at least 51 percent unconditionally owned by an economically disadvantaged Indian tribe or Native Hawaiian Organization, or a publicly owned business having at least 51 percent of its stock unconditionally owned by one or more of these entities, which has its management and daily business controlled by members of an economically disadvantaged Indian tribe or Native Hawaiian Organization, and which meets the requirements of 13 CFR Part 124.

Women-owned small business concern, as use in this provision, means a small business concern--

- (1) Which is at least 51 percent owned by one or more women or, in the case of any publicly owned business, at least 51 percent of the stock of which is owned by one or more women; and
- (2) Whose management and daily business operations are controlled by one or more women.

(d) Notice.

- (1) If this solicitation is for supplies and has been set aside, in whole or in part, for small business concerns, then the clause in this solicitation providing notice of the set-aside contains restrictions on the source of the end items to be furnished.
- (2) Under 15 U.S.C. 645(d), any person who misrepresents a firm's status as a small or small disadvantaged business concern in order to obtain a contract to be awarded under the preference programs established pursuant to sections 8(a), 8(d), 9, or 15 of the Small Business Act or any other provision of Federal law that specifically references section 8(d) for a definition of program eligibility, shall--

- (i) Be punished by imposition of fine, imprisonment, or both;
- (ii) Be subject to administrative remedies, including suspension and debarment; and
- (iii) Be ineligible for participation in programs conducted under the authority of the Act.

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2. 52.204-5 - WOMEN-OWNED BUSINESS (OCT 1995)

- (a) **Representation.** The Offeror represents that it [] is, [x] is not a women-owned business concern.
- (b) **Definition.** "Women-owned business concern," as used in this provision, means a concern which is at least 51 percent owned by one or more; or in the case of any publicly owned business, at least 51 percent of the stock of which is owned by one or more women; and whose management and daily business operations are controlled by one or more women.

3. 52.222-22 - PREVIOUS CONTRACTS AND COMPLIANCE REPORTS (APR 1984)

The Offeror represents that --

- (a) It [x] has, [] has not participated in a previous contract or subcontract subject either to the Equal Opportunity clause of this solicitation, the clause originally contained in Section 310 of Executive Order No. 10925, or the clause contained in Section 201 of Executive Order No. 11114;
- (b) It [x] has, [] has not filed all required compliance reports; and
- (c) Representations indicating submission of required compliance reports, signed by proposed subcontractors, will be obtained before subcontract awards. (Approved by OMB under Control Number 1215-0072.)

4. 52.222-25 - AFFIRMATIVE ACTION COMPLIANCE (APR 1984)

The Offeror represents that --

- (a) It [] has developed and has on file, [x] has not developed and does not have on file, at each establishment affirmative action programs required by the rules and regulations of the Secretary of Labor (41 CFR 60-1 and 60-2), or
- (b) It [x] has not previously had contracts subject to the written affirmative action programs requirement of the rules and regulations of the Secretary of Labor. (Approved by OMB under Control Number 1215-0072.)

5. 52.222-21 - CERTIFICATION OF NONSEGREGATED FACILITIES (APR 1984)

- (a) "Segregated facilities," as used in this provision, means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation, and housing facilities provided for employees, that are segregated by explicit directive or are in fact segregated on the basis of race, color, religion, or national origin because of habit, local custom, or otherwise.
- (b) By the submission of this offer, the Offeror certifies that it does not and will not maintain or provide for its employees any segregated facilities at any of its establishments, and that it does not and will not permit its employees to perform their services at any location under its control where segregated facilities are maintained. The Offeror agrees that a breach of this certification is a violation of the Equal Opportunity clause in the contract.
- (c) The Offeror further agrees that (except where it has obtained identical certifications from proposed subcontractors for specific time periods) it will--
- (1) Obtain identical certifications from proposed subcontractors before the award of subcontracts under which the subcontractor will be subject to the Equal Opportunity clause;
 - (2) Retain the certifications in the files; and
 - (3) Forward the following notice to the proposed subcontractors (except if the proposed subcontractors have submitted identical certifications for specific time periods).

NOTICE TO PROSPECTIVE SUBCONTRACTORS OF REQUIREMENT FOR CERTIFICATIONS OF NONSEGREGATED FACILITIES.

Certification of Nonsegregated Facilities must be submitted before the award of a subcontract under which the subcontractor will be subject to the Equal Opportunity clause. The certification may be submitted either for each subcontract or for all subcontracts during a period (i.e., quarterly, semiannually, or annually).

NOTE: The penalty for making false statements in offers is prescribed in 18 U.S.C. 1001.
(Approved by OMB under Control Number 1215-0072.)

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6. 552.203-4 - CONTINGENT FEE REPRESENTATION AND AGREEMENT (MAY 1989)

(Applies to leases which exceed \$100,000 average net annual rental, including option periods.)

- (a) Representation. The Offeror represents that, except for full-time bona fide employees working solely for the Offeror or bona fide established real estate agents or brokers maintained by the Offeror for the purpose of securing business, the Offeror --

[Note: The Offeror must check the appropriate boxes. For interpretation of the term "bona fide employee or agency," see paragraph (b) of the Covenant Against Contingent Fees clause.]

- (1) ☐ Has, ☒ has not, employed or retained any company or persons to solicit or obtain this lease; and
 (2) ☐ Has, ☒ has not, paid or agreed to pay to any person or company employed or retained to solicit or obtain this contract any commission, percentage, brokerage, or other fee contingent upon or resulting from the award of this contract.

- (b) Agreement. The Offeror agrees to provide information relating to the above Representation as requested by the Contracting Officer and, when subparagraph (a)(1) or (a)(2) is answered affirmatively, to promptly submit to the Contracting Officer --

- (1) A completed Standard Form 119, Statement of Contingent or Other Fees, (SF 119); or
 (2) A signed statement indicating that the SF 119 was previously submitted to the same contracting office, including the date and applicable solicitation or contract number, and representing that the prior SF 119 applies to this offer or quotation.

7. 52.203-02 - CERTIFICATE OF INDEPENDENT PRICE DETERMINATION (APR 1985)

(Applies to leases which exceed \$100,000 average net annual rental, including option periods.)

- (a) The Offeror certifies that--

- (1) The prices in this offer have been arrived at independently, without, for the purpose of restricting competition, any consultation, communication, or agreement with any other Offeror or competitor relating to (i) those prices, (ii) the intention to submit an offer, or (iii) the methods or factors used to calculate the prices offered;
 (2) The prices in this offer have not been and will not be knowingly disclosed by the Offeror, directly or indirectly, to any other Offeror or competitor before bid opening (in the case of a sealed bid solicitation) or contract award (in the case of a negotiated solicitation) unless otherwise required by law; and
 (3) No attempt has been made or will be made by the Offeror to induce any other concern to submit or not to submit an offer for the purpose of restricting competition.

- (b) Each signature on the offer is considered to be a certification by the signatory that the signatory--

- (1) Is the person in the Offeror's organization responsible for determining the prices being offered in this bid or proposal, and that the signatory has not participated and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above; or
 (2) (i) Has been authorized, in writing, to act as agent for the following principals in certifying that those principals have not participated, and will not participate in any action contrary to subparagraphs (a)(1) through (a)(3) above: Stephen F. Lustgarten (insert full name of person(s) in the Offeror's organization responsible for determining the prices offered in this bid or proposal, and the title of his or her position in the Offeror's organization);
 (ii) As an authorized agent, does certify that the principals named in subdivision (b)(2)(i) above have not participated, and will not participate, in any action contrary to subparagraphs (a)(1) through (a)(3) above; and
 (iii) As an agent, has not personally participated, and will not participate, in action contrary to subparagraphs (a)(1) through (a)(3) above.

- (c) If the Offeror deletes or modifies subparagraph (a)(2) above, the Offeror must furnish with its offer a signed statement setting forth in detail the circumstances of the disclosure.

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8. 52.203-11 - CERTIFICATION AND DISCLOSURE REGARDING PAYMENTS TO INFLUENCE CERTAIN FEDERAL TRANSACTIONS (APR 1991) (DEVIATION)

(Applies to leases which exceed \$100,000.)

- (b) The definitions and prohibitions contained in the clause, at FAR 52.203-12, Limitation on Payments to Influence Certain Federal Transactions, are hereby incorporated by reference in paragraph (b) of this certification.
- (b) The offeror, by signing its offer, hereby certifies to the best of his or her knowledge and belief that on or after December 23, 1989,--
- (1) No Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with the awarding of a contract resulting from this solicitation.
 - (2) If any funds other than Federal appropriated funds (including profit or fee received under a covered Federal transaction) have been paid, or will be paid, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress on his or her behalf in connection with this solicitation, the offeror shall complete and submit, with its offer, OMB standard form LLL, Disclosure of Lobbying Activities, to the Contracting Officer; and
 - (3) He or she will include the language of this certification in all subcontract awards at any tier and require that all recipients of subcontract awards in excess of \$100,000 shall certify and disclose accordingly.
- (c) Submission of this certification and disclosure is a prerequisite for making or entering into this contract imposed by section 1352, title 31, United States Code. Any person who makes an expenditure prohibited under this provision or who fails to file or amend the disclosure form to be filed or amended by this provision, shall be subject to a civil penalty of not less than \$10,000, and not more than \$100,000, for each such failure.

9. 52.209-5 - CERTIFICATION REGARDING DEBARMENT, SUSPENSION, PROPOSED DEBARMENT, AND OTHER RESPONSIBILITY MATTERS (MAR 1996)

(Applies to leases which exceed \$100,000 average net annual rental, including option periods.)

- (a) (1) The Offeror certifies, to the best of its knowledge and belief, that--
- (i) The Offeror and/or any of its Principals--
 - (A) Are ☐ are not ☒ presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency;
 - (B) Have ☐ have not ☒, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) contract or subcontract; violation of Federal or State antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and
 - (C) Are ☐ are not ☒ presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in subdivision (a)(1)(i)(B) of this provision.
 - (ii) The Offeror has ☐ has not ☒, within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal agency.
- (2) "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager, plant manager, head of a subsidiary, division, or business segment, and similar positions).

THIS CERTIFICATION CONCERNS A MATTER WITHIN THE JURISDICTION OF AN AGENCY OF THE UNITED STATES AND THE MAKING OF A FALSE, FICTITIOUS, OR FRAUDULENT CERTIFICATION MAY RENDER THE MAKER SUBJECT TO PROSECUTION UNDER SECTION 1001, TITLE 18, UNITED STATES CODE.

- (b) The Offeror shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Offeror learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- (c) A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Offeror's responsibility. Failure of the Offeror to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Offeror nonresponsible.
- (d) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Offeror is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- (e) The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Offeror knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.

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10. 52.204-3 - TAXPAYER IDENTIFICATION (SEP 1989) (VARIATION)

(a) The Offeror is required to submit taxpayer identification information in order to comply with reporting requirements of 26 U.S.C. 6041, 6041A, and 6050M and implementing regulations issued by the Internal Revenue Service (IRS). Failure or refusal by the Offeror to furnish the information may result in a 20 percent reduction of payments otherwise due under the contract. Taxpayer information on the payee, if different from the offeror, is also required; however, it may be provided at the time of award.

(b) Offeror's Taxpayer Identification Number (TIN).

☒ TIN: (b) (4) [] TIN has been applied for. [] TIN is not required.

(c) Corporate Status.

[] Corporation; [] Not a corporate entity; [] Sole proprietorship ☒ Partnership

(d) Common Parent.

"Common parent," as used in this solicitation provision, means that corporate entity that owns or controls an affiliated group of corporations that files its Federal income tax returns on a consolidated basis, and of which the Offeror is a member.

☒ Offeror is not owned or controlled by a common parent.

[] Name and TIN of common parent: Name _____ TIN _____

(e) Payee's Taxpayer Identification Number.

☒ TIN: (b) (4) [] TIN has been applied for. [] TIN is not required.

11. OFFEROR'S DUNS NUMBER (APR 1996)

Enter number, if known: 09-488-8088

OFFEROR OR AUTHORIZED REPRESENTATIVE	Name and Address (Including ZIP Code) Stephen F. Lustgarten 1150 Connecticut Avenue, NW Suite 801 Washington, DC 20036 Signature: (b) (6)	Telephone Number (202) 778-0400 Date March 31, 1998
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on the title page or quotation.

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LESSOR'S ANNUAL COST STATEMENT IMPORTANT - Read attached "Instructions"	1. SOLICITATION FOR OFFER 98-001		2. STATEMENT DATE 1/20/98
	3. RENTABLE AREA (SQ FT) 72,250	3A. ENTIRE BUILDING	3B. LEASED BY GOVT 72,250
4. BUILDING NAME AND ADDRESS (No., street, city, state, and zip code) Logan Building 1111 18th Street, NW Washington, DC 20036			

(b) (4)

INSTRUCTIONS
FOR
LESSOR'S ANNUAL COST STATEMENT
GSA FORM 1217

In acquiring space by lease, it is the established policy of GSA to enter into leases only at rental charges which are consistent with prevailing scales in the community for comparable facilities.

ITEM NUMBER

1. Enter the Government lease or Solicitation for Offers number, if available.
2. Enter the date that your statement was prepared and signed.
3. A. Enter in this block a computation of the rentable area (multiple tenancy basis) for the entire building. The rentable area shall be computed by measurement to the inside finish of permanent outer building walls to the inside finish of corridor walls (actual or proposed) or to other permanent partitions, or both. Rentable space is the area for which a tenant is charged rent. It is determined by the building owner and may vary by city or by building within the same city. The rentable space may include a share of building support/common areas such as elevator lobbies, building corridors, and floor service areas. Floor service areas typically include restrooms, janitor rooms, telephone closets, electrical closets, and mechanical rooms. The rentable space generally does not include vertical building penetrations and their enclosing walls, such as stairs, elevator shafts, and vertical ducts.
- B. Enter in this block a computation of the rentable area to be rented to the Government. For this area, follow the procedure as outlined above, except that measurements are to be made only to the center of the partitions which separate the area to be rented by the Government from adjoining rented or rentable areas.
4. Identify the property by name and address.

SECTION I
ESTIMATED ANNUAL COST
OF SERVICES AND UTILITIES

5. - 26. The services and utilities listed in this section are required in most of our rented space whether furnished by the Government or the Lessor.

Carefully review the Solicitation for Offers and/or the proposed lease to identify those services and utilities to be furnished by you as part of the rental consideration. Then enter your best cost estimate, or the actual cost from the previous year, for each of these services and utilities in column (a) for the entire building and in column (b) for the area to be rented to the Government. If any service or utility furnished for the space rented

by the Government is not furnished throughout the building, or the cost of a service or utility furnished to the Government space exceeds the cost of the same service or utility furnished to other rented space, explain on a separate sheet. For convenience, each major category has been divided into separate items such as salaries and supplies so that they may be entered when applicable. However, in the event that your records are not maintained for each item contained in Section I, 5 through 26, the total for a major category (A through F) may be entered under the category heading in columns (a) and (b) in lieu of the specific items. System maintenance and repairs includes the annual cost of such items as oiling, inspecting, cleaning, regulating, and routine replacement costs.

SECTION II
ESTIMATED ANNUAL COST OF OWNERSHIP
EXCLUSIVE OF CAPITAL CHARGES

Items 28 through 32 will be useful in the Government's determination of the fair market value of the space to be rented and shall be completed irrespective of whether Section I is applicable, as follows:

28. Include all applicable real estate taxes imposed upon the property.
29. Enter the annual cost of fire, liability, and other insurance carried on the real estate.
30. Enter the annual cost of wages, materials, and outside services used in repairs and maintenance of the building itself and all similar repairs and maintenance costs not included in Section I above (Heating, Electrical, Plumbing, Air Conditioning, and Elevators). This includes major repairs and changes in the nature of a permanent improvement such as annual cost to replace relatively short-lived items such as boilers, compressors, elevators, and roof coverings.
31. Enter any lease commission which you may be responsible for due to the Government leasing action.
32. Include administrative expenses such as agency fees, legal fees, auditing, and advertising. Do not include financial charges such as income or corporate taxes or organization expense.
- 34./35. Complete Lessor certification.



CERTIFICATE OF PROCUREMENT INTEGRITY

Stephen F. Lustgarten

1. I, Stephen F. Lustgarten, am the officer or employee responsible for the preparation of this offer and hereby certify that to the best of my knowledge and belief, with the exception of any information described in this certificate, I have no information concerning a violation or possible violation of subsections 27(a), (b), (d), or (f) of the Office of Federal Procurement Policy Act, as amended" (41 USC 423), (hereinafter referred to as "the Act"), as implemented in the FAR, occurring during the conduct of this procurement SFO #98-001.

2. As required by subsection 27(e)(1)(B) of the Act, I further certify that, to the best of my knowledge and belief, each offeror, employee, agent, representative, and consultant of Blake Real Estate, Inc. who has participated personally and substantially in the preparation or submission of this offer has certified that he or she is familiar with, and will comply with, the requirements of subsection 27(a) of the Act, as implemented in the FAR, and will report immediately to me any information concerning a violation or possible violation in the FAR, pertaining to this procurement.

3. Violations or possible violations: (continue on plain bond paper if necessary and label "Certificate of Procurement Integrity" (continuation sheet), ENTER "NONE" IF NONE EXISTS.

NONE

4. I agree that, if awarded a contract under this solicitation, the certifications required by subsection 27(e)(1)(B) of the Act shall be maintained in accordance with paragraph (f) of this provision.

(b) (6)

signature of officer or employee responsible for offer

7/30/98
Date

Stephen F. Lustgarten

typed name of officer or employee responsible for offer

* Subsections 27(a), (b), and (d) are effective on December 1, 1990. Subsection 27(f) is effective on June 1, 1991.

THIS CERTIFICATION CONCERNS A MATTER WITHIN THE JURISDICTION OF AN AGENCY OF THE UNITED STATES AND THE MAKING OF A FALSE, FICTITIOUS, OR FRAUDULENT CERTIFICATION MAY RENDER THE MAKER SUBJECT TO PROSECUTION UNDER TITLE 18, UNITED STATES CODE, SECTION 1001.

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